

Bridgeport Briefing Book: An Overview of the Park City

July, 2015



Prepared by the City of Bridgeport, Office of
Planning and Economic Development,
Division of City Planning



**City of Bridgeport
Office of Planning & Economic Development**

Mayor Bill Finch

**David M. Kooris, AICP, Director
Ginne-Rae Clay, Deputy Director**

**Parag Agrawal, AICP, Planning Director
Lynn Haig, AICP, Senior Planner
Curtis Denton, GIS Administrator
Andrea Sherman, Planning Intern
Marilyn Santacroce, Clerical Assistant
William Coleman, Director of Neighborhood Development
Frank Croke, Senior Economic Development Associate
Jay Habansky, Assistant Special Project Manager
Max Perez, Senior Economic Associate**

Contents

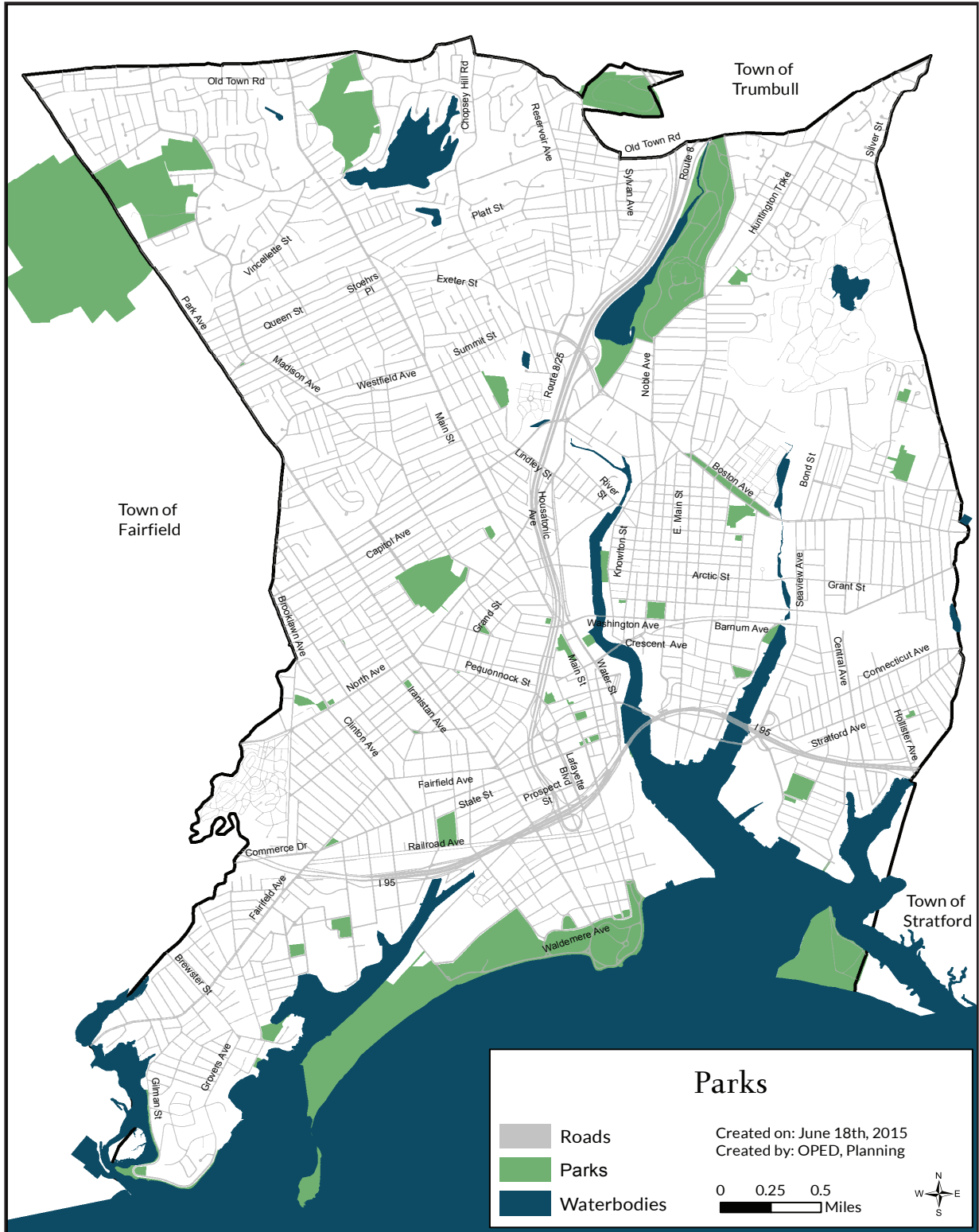
Chapter 1: Introduction	4
1.1 Overview	5
Chapter 2: Demographics & Public Facilities	8
2.1 Population	9
2.2 Housing	12
2.3 Building Permits	13
2.4 Labor	13
2.5 Schools	15
2.6 Redevelopment Areas	18
2.7 Parks and Open Space	19
Chapter 3: Economic Development	20
3.1 Transportation	21
3.2 Brownfields	23
3.3 Infrastructure	24
3.4 Zoning	25
3.5 Tax Incentives	27
3.6 Process for Development	27
3.7 Development Initiatives	28
Chapter 4: Neighborhoods	46
4.1 Neighborhoods of Bridgeport	47
4.2 Black Rock	48
4.3 Brooklawn/St Vincent's	56
4.4 Downtown	64
4.5 East End	72
4.6 East Side	80
4.7 Enterprise	88
4.8 Hollow	96
4.9 Mill Hill	104
4.10 North End	112
4.11 Reservoir	120
4.12 South End	128
4.13 Upper East Side	136
4.14 West Side/West End	144
Appendices	152
Maps	153
Figures	154

Chapter 1: Introduction

1.1 Overview

Bridgeport is the most populous city in Connecticut, and is reinventing itself as a green destination to support its moniker as the Park City. The BGreen

2020 Plan (2010), along with the City's Master Plan of Conservation and Development (2008), outlined many ways for Bridgeport to increase access to parks



Map 1 - Overview of Bridgeport

Source: Office of Planning and Economic Development

and the waterfront, become more environmentally sustainable through land use and zoning, and attract eco-businesses. It is through these “green lenses” that the city is continuing to grow and improve as a place to live and do business. In fact, Bridgeport has achieved national recognition for its efforts to be green in every sense.

Many opportunities exist to support these transitions. Vacant industrial buildings, many located along watercourses, are being repurposed for housing or selectively demolished for open space. The goal is for Bridgeport to be a destination for residents, businesses, and tourists. A place that is clean, green, safe and affordable.

Five areas of focus are accomplishing this:

1. Downtown Revitalization
2. Eco-Industrial Park
3. Waterfront Recapture
4. Neighborhood Revitalization
5. East Bridgeport Development Corridor

1. Downtown Revitalization

Downtown Revitalization was recognized as the first step in the city’s re-emergence two decades ago. Those early efforts created the HarborYard Sports Complex, a new bus station and streetscape improvements, and spurred several building renovations which started the wave of new market rate residential units downtown. That energy continues with the recently completed 333 State Street and the Landmark building at 930 Main Street, which added over 26,500 square feet



Source: Bridgeport Master Plan of Conservation and Development; Stantec

of commercial space and 95 residential units. Projects just kicking off the construction phase include the Jayson-Newfield buildings at 1184-86 Main and The Security Building at 1103-1135 Main Street, which will create 174 residential units and over 13,000 sf of commercial space by the end of 2016.

The Security Building will create

174
residential units

13,000
sf of commercial space

2. Eco-Industrial Park

Second, a focus on environmentally friendly technology and businesses, many of them located in close proximity to each other in the West End/West Side and South End neighborhoods, drives the concept of an Eco-Industrial Park. The Park is currently home to a fuel cell park and Sea Green Organics, a company that grows and converts seaweed and kelp into fertilizer. The City is working with additional businesses that will create a thermal loop to harness steam energy from the West Side Waste Treatment Plant to provide energy for nearby businesses, and install an anaerobic digester that will treat waste prior to its entry to the Waste Treatment Plant.

3. Waterfront Recapture

Industry traditionally located along waterways due to their use of the water for cooling or materials transport. Modernized technology does not use as much water, making the former industrial buildings obsolete. The third development approach is repurposing these buildings for residential units, or selectively demolishing them to allow for public access to the twenty-four miles of waterfront in Bridgeport. These efforts are particularly noted along Knowlton Street on the East Side where former industrial buildings have been converted into artist studios and selective demolition occurred to install a park and fishing area to cap contaminated land.

4. Neighborhood Revitalization

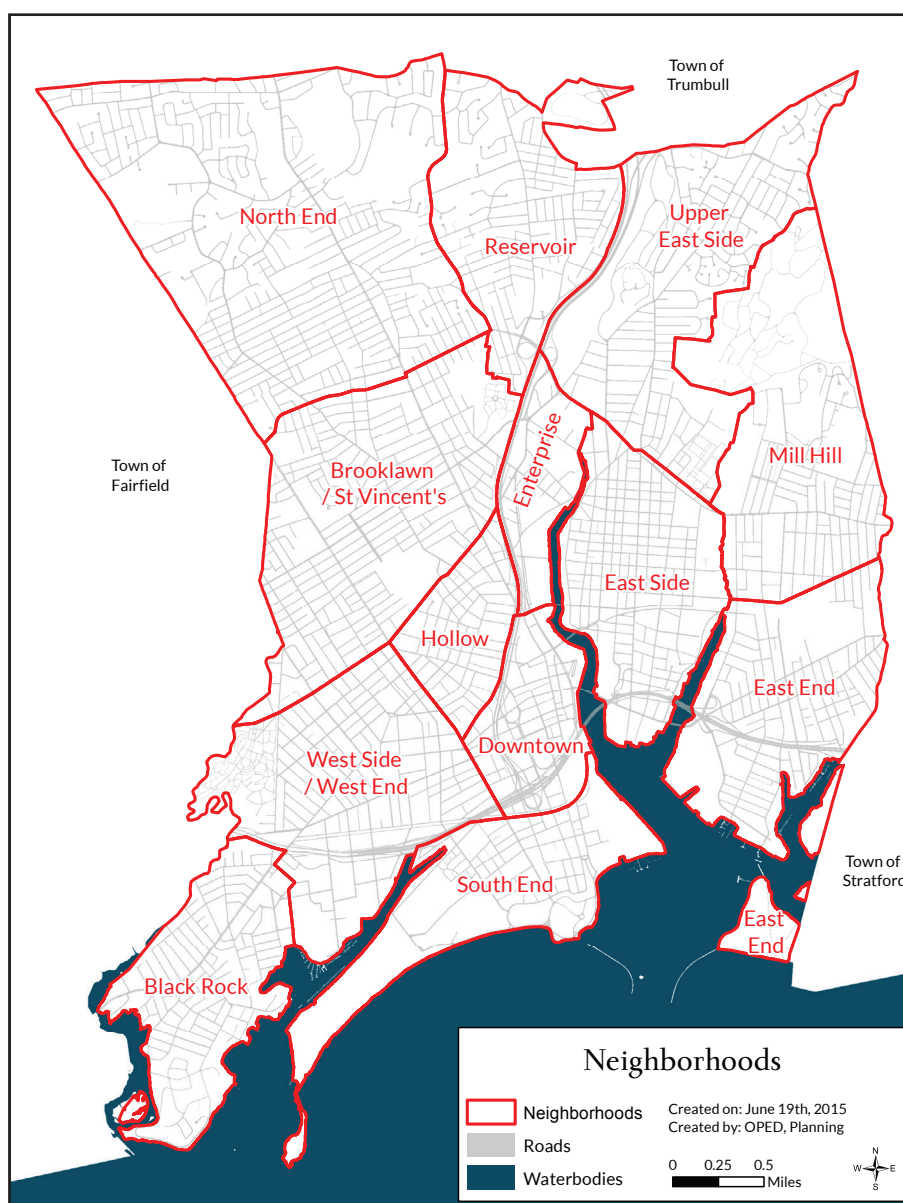
Bridgeport has thirteen distinct neighborhoods, each with its own character and needs. Stakeholder driven organizations are encouraged and supported, with many receiving city staff support to create neighborhood specific revitalization plans. The fourth development focus is to coordinate efforts of all City departments within each neighborhood to make sufficient impact that creates lasting change.

5. East Bridgeport Development Corridor

Lastly, infrastructure improvements along the East Bridgeport Development Corridor, Seaview Avenue, will serve to physically improve the linkages between manufacturing, education and medical uses. These physical improvements will lead to greater collabora-

tion between and amongst the uses, providing opportunities for increased health and wealth for residents of the eastern side of Bridgeport.

As Connecticut's most populous city, Bridgeport has become a destination for residents, businesses and tourists, and continues to grow and emerge as a regional and state leader. Look around Bridgeport and you will find many great reasons to stop by, and stay. This Briefing Book is intended to provide information on Bridgeport's population, housing, neighborhoods and economic development processes and initiatives. It is expected that the information found within this Briefing Book will be utilized by developers, within neighborhood redevelopment plans, and by those looking for general information about Bridgeport.



Map 2 - Neighborhoods

Source: Office of Planning and Economic Development

Chapter 2: Demographics & Public Facilities

2.1 Population

Bridgeport continues to remain the most populous city in Connecticut with a 2010 population of 144,229, and the next populous city, New Haven, trailing in population by nearly 15,000. Bridgeport's annual rate of growth between 2000 and 2010 was 0.33%, which kept pace with a 0.38% growth rate for Fairfield County. The relative affordability of Bridgeport compared to Fairfield County, and its convenient commuting location along the I-95 and Metro-North rail corridors contributes to a projected increase in population over the next few years. This prime location has attracted developers, thereby creating a substantial pipeline of rental housing to be developed throughout the city, and in particular downtown.

The city's population has been steadily increasing since 2000, and is projected to continue increasing through the year 2020. The U.S. Census Bureau is projecting the population to surpass 148,000 in 2019, while the Connecticut Data Center projects the population to break 150,000 by 2020. Taking into account the various projects in the development pipeline which include residential units, it is realistic to expect that both population projections are achievable.

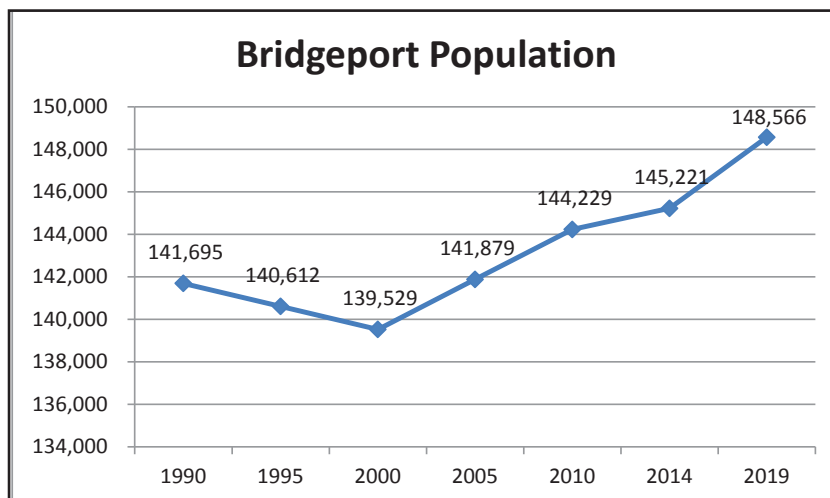


Figure 1

Source: U.S. Census Bureau Decennial 2010

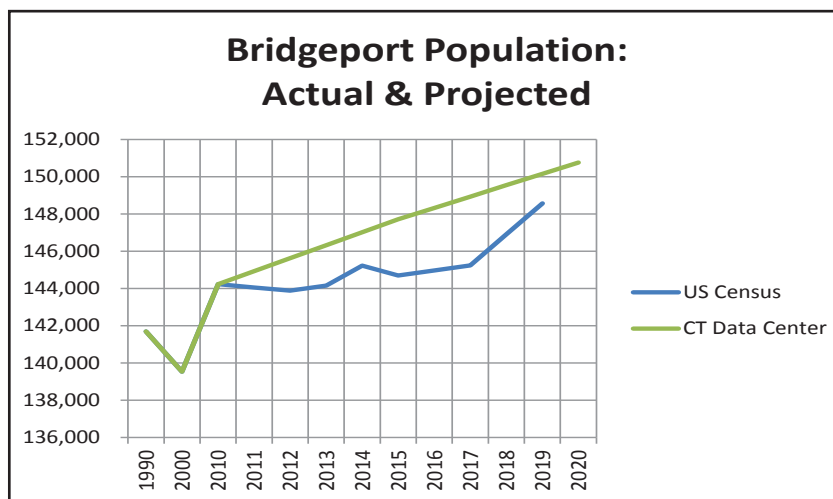


Figure 2

Source: U.S. Census Bureau 2010; CERC Profiles; Connecticut Data Center

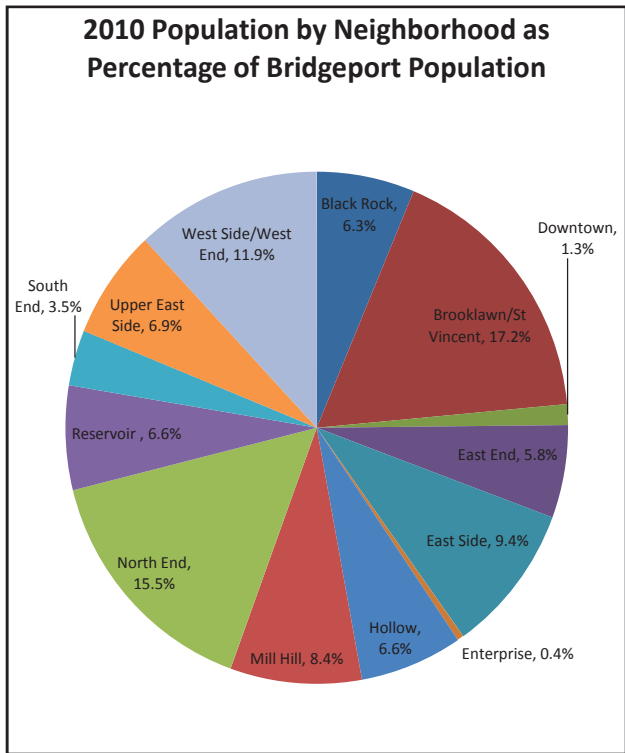


Figure 3 Source: U.S. Census Bureau Decennial 2010

The two most populous neighborhoods, Brooklawn/ St Vincent and North End, are located north of Route 1. Historically the area north of Route 1 was settled in the post-WWII era, and is dominated by single-family homes. Because these neighborhoods are so large in area, they can provide larger housing unit footprints to accommodate a greater population. At the other end of the spectrum, population density is highest in the Hollow, a tiny neighborhood in geographic terms, with small multi-family houses packed tightly together.

Neighborhood	Population	Square Miles	Population Density/sq mi
Black Rock	9,073	1.0	9,309
Brooklawn/St Vincent	24,829	1.8	13,976
Downtown	1,897	0.5	3,569
East End	8,435	1.3	6,547
East Side	13,587	1.1	12,565
Enterprise	596	0.4	1,458
Hollow	9,509	0.5	21,043
Mill Hill	12,175	1.5	8,216
North End	22,356	3.0	7,399
Reservoir	9,496	1.2	8,218
South End	5,059	1.0	4,951
Upper East Side	9,938	1.6	6,248
West Side/West End	17,208	1.5	11,841
Bridgeport	144,229	16.4	9,014

Figure 4- Neighborhood Statistics Source: U.S. Census Bureau Decennial 2010

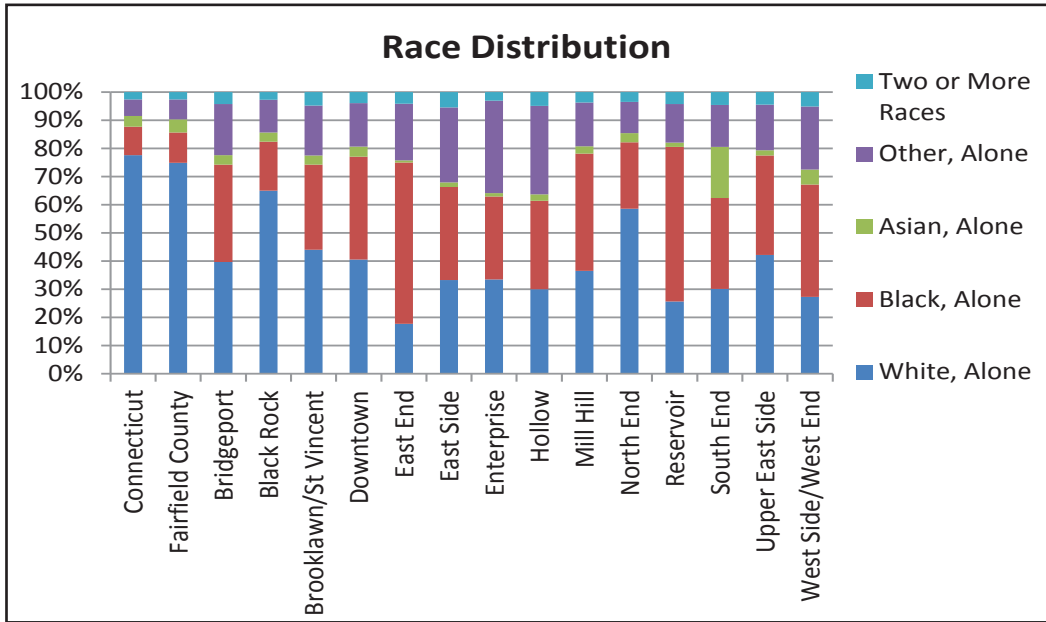


Figure 5

Source: U.S. Census Bureau Decennial 2010

Bridgeport’s population is ethnically diverse. In eight of the thirteen neighborhoods over sixty percent of the population is non-white. The Hollow and Enterprise neighborhoods are most diverse, with nearly forty percent of the population in each area claiming a race other than white alone or black alone.

Hispanic origin is counted by the U.S. Census Bureau separately from racial background. For example, an individual may have chosen to identify their race as ‘black alone’, and then also identify as Hispanic Origin. Nearly forty percent of Bridgeport’s total population

is Hispanic. This population primarily lives in three neighborhoods, East Side, Enterprise and the Hollow, with at least forty nine percent of the population in each neighborhood identifying as Hispanic Origin. Since the Census began tracking Hispanic Origin in 1990, the distribution of Hispanic population in Bridgeport has remained approximately the same in the East Side. During that same timeframe the Hispanic population of the Enterprise, Hollow and West Side/West End neighborhoods grew from 40% in each neighborhood to approximately 50%.

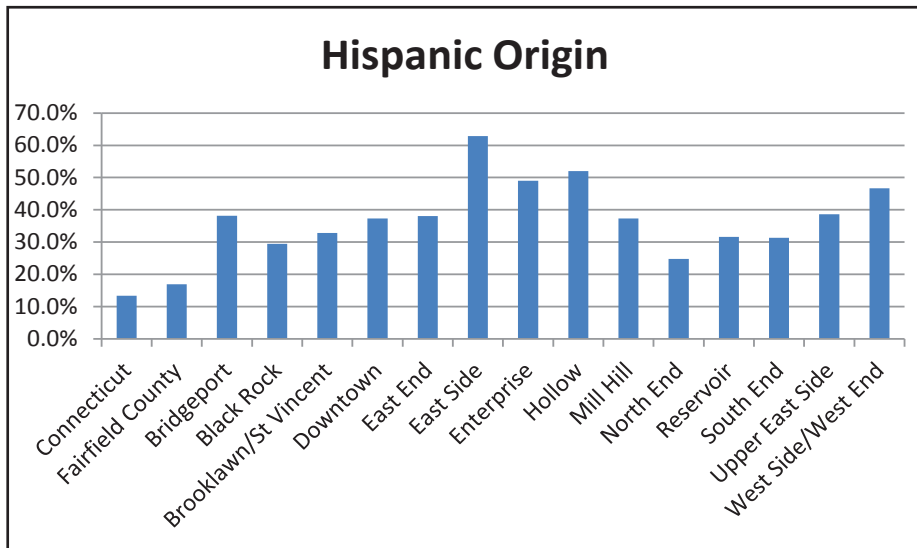


Figure 6

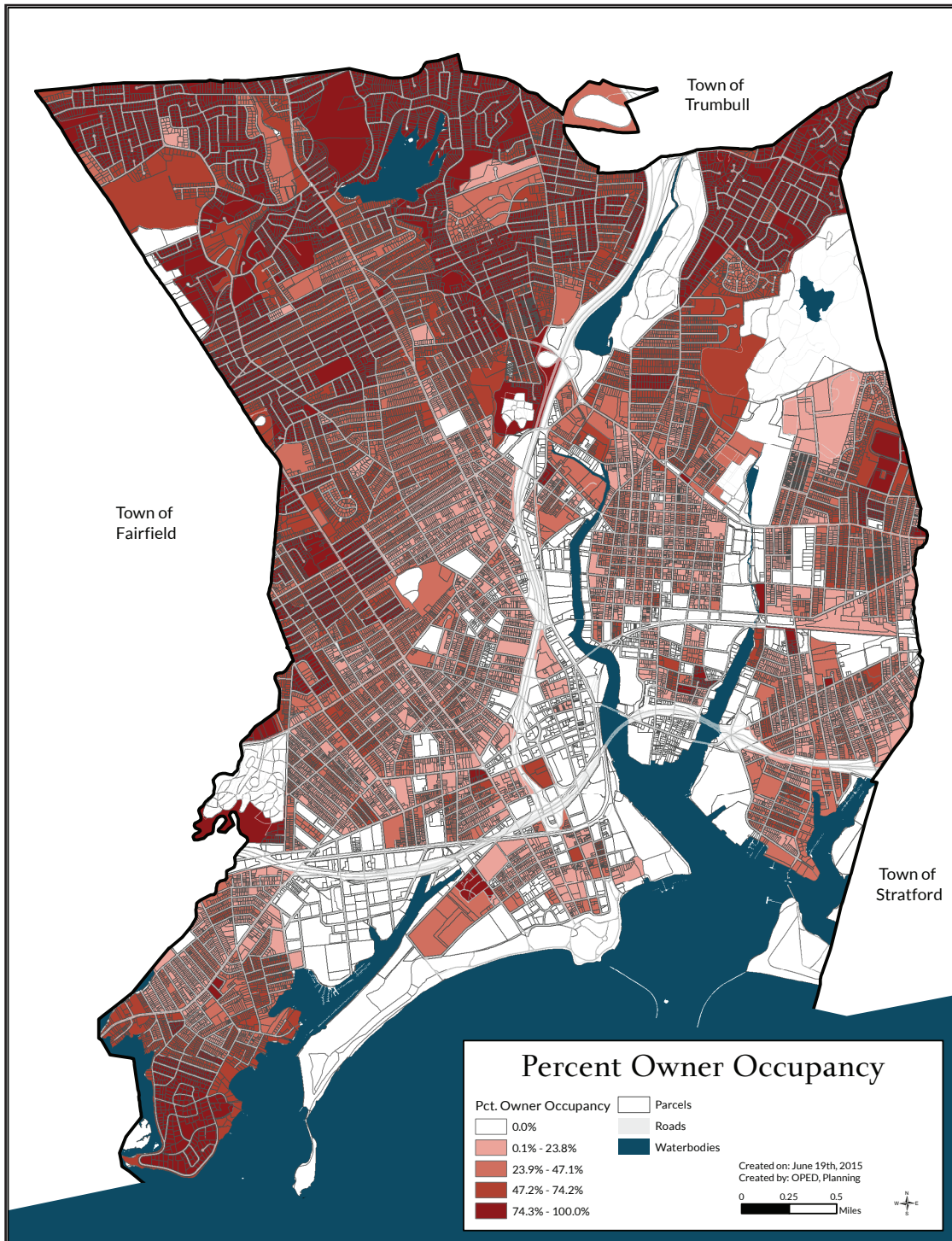
Source: U.S. Census Bureau Decennial 2010

2.2 Housing

The neighborhoods north of U.S. Route 1, which are dominated by single-family homes, clearly have the highest percentage of owner-occupied housing units in Bridgeport. Two neighborhoods, North End and Reservoir, exceed the owner-occupied percentages

for both the state of Connecticut and Fairfield County. These two neighborhoods have few rental apartment buildings, and most large residential buildings are condominiums.

The highest renter-occupied percentage is found Downtown, an area that is being redeveloped with high rise rental units as a transit-oriented neighborhood. Approximately 200 new units are currently in the pipeline for development.



Map 3 -Percent Owner Occupancy

Source: U.S. Census Bureau Decennial 2010

2.3 Building Permits

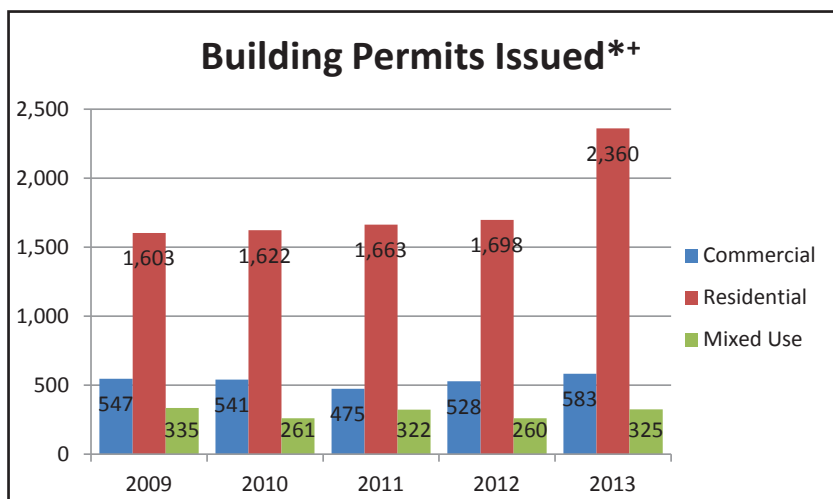


Figure 7 Source: Bridgeport Building Department

*Building permits include all general and trade permits (mechanical, electrical, plumbing, etc.).
 +Permits were divided into categories based upon the zoning category for that parcel.

Building permits issued remained steady during the period of 2009 through 2012, hovering between 2,424 and 2,486. In 2013 the total number of permits issued jumped significantly, to over 3,200. This spike is noted particularly in permits for residential units.

Value of Work is estimated at the time the building permit is issued. Value of work in mixed use zoning classifications has increased since 2009. Value of work in commercial zoning classifications remains steady. The increase in mixed use value of work can be attributed to upgrades and renovations at the University of Bridgeport and Bridgeport Hospital during those timeframes.

While the number of residential building permits has increased substantially, the value of work for those permits has decreased. This indicates that there are many small improvements being made to residential units across the city that require various trade permits.

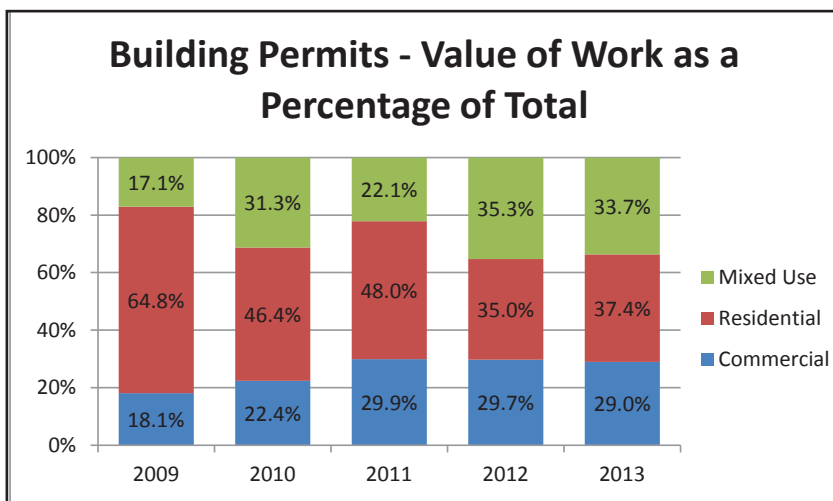


Figure 8 Source: Bridgeport Building Department

2.4 Labor

Educational attainment in Bridgeport improved between 1990 and 2010. A 12% drop occurred in the number of adults with no high school degree or GED, while there are increases in those attending college and obtaining an Associate's degree.

Fifty three percent of the businesses located within Bridgeport fall into five sectors: Construction; Administrative & Support & Waste Management & Remediation Services; Other (except Public Administration); Retail Trade; and Professional,

Scientific & Technical Services.

The Administrative & Support & Waste Management & Remediation Services sector has such a high number of businesses in the city because this sector covers so many types of businesses, from blue collar to white collar. This sector is comprised of many back office type businesses such as telemarketing, copy shops, court reporting/stenographers and collection agencies, as well as locksmiths, exterminators, janitors and landscapers. The sector also includes packaging and labeling and travel/tour operators. The last catch-all in this sector includes solid and hazardous waste collection, treatment and disposal, landfills and incinerators, remediation and materials recovery, and septic and related services.

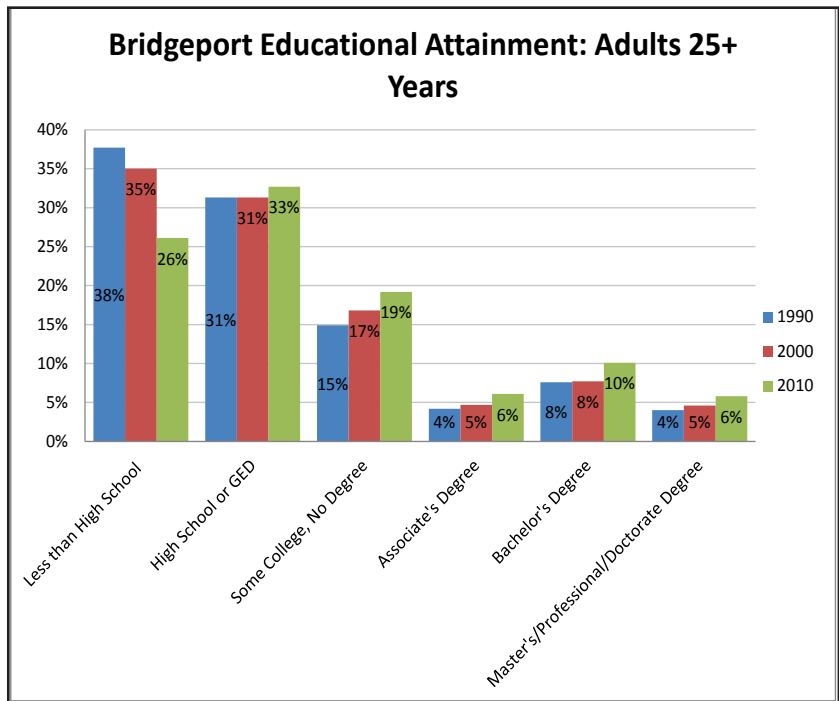


Figure 9

Source: American Community Survey 2008-2012

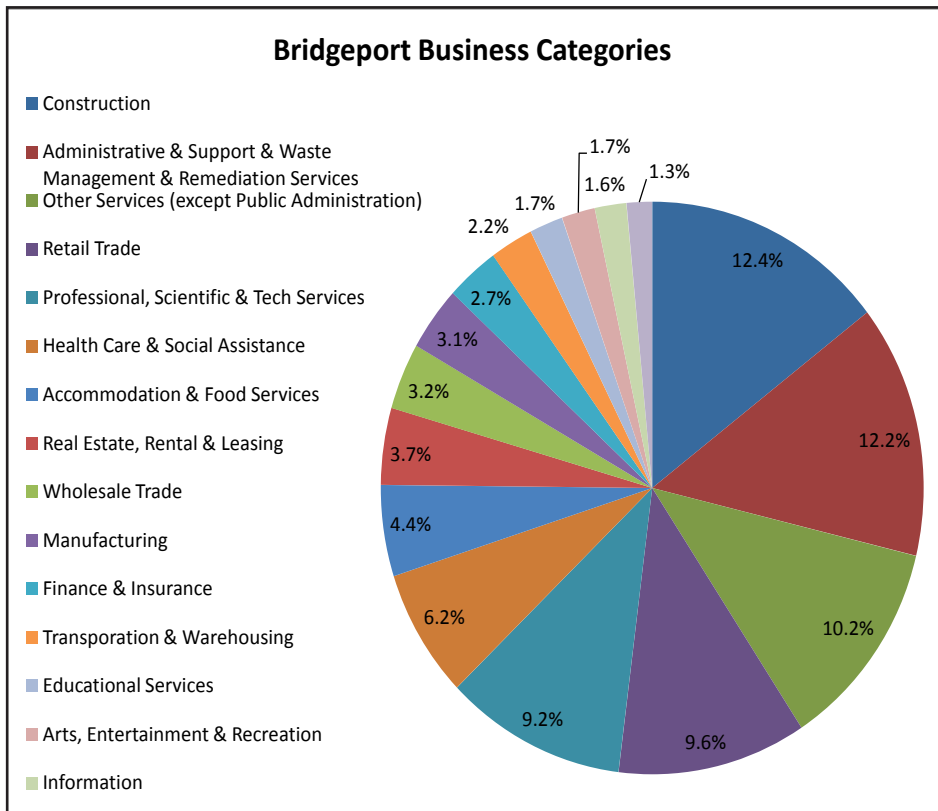


Figure 10

Source: Dun & Bradstreet 2014

One contributing factor to the large retail sector in Bridgeport is that big box retailers, aside from grocery stores and Home Depot, have not saturated the city. With their absence, smaller locally owned retailers continue to exist and keep this percentage high. This is evidenced by the many bodegas serving the neighborhoods.

The Professional, Scientific and Technical Services sector is boosted by a high concentration of lawyers in Bridgeport, largely due to their desire to be located close to the four courthouses in Downtown.

Bridgeport's top ten employers, in descending order, are:

- City of Bridgeport
- People's United Bank
- Bridgeport Public Schools
- St. Vincent's Medical Center
- Bridgeport Hospital
- Housatonic Community College
- University of Bridgeport
- Connecticut
- Post/Hearst Media Services
- Southwest Connecticut Mental Health System
- Lacey Manufacturing

Unemployment rates in Bridgeport have been decreasing over the past five years. This positive trend mirrors that found throughout the state.

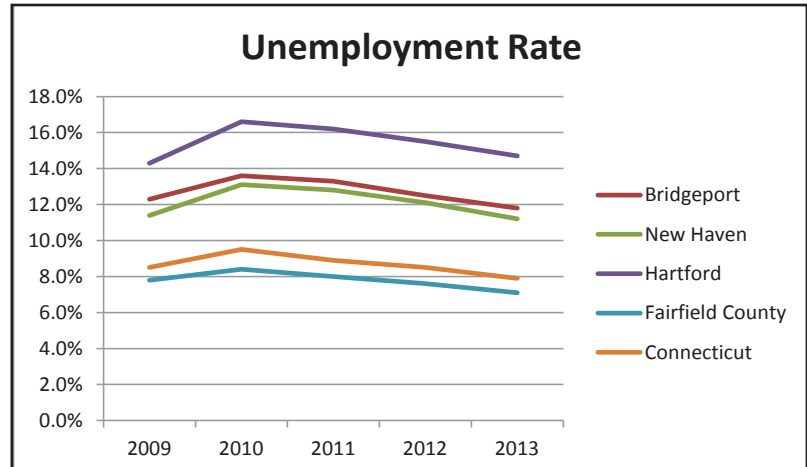


Figure 11

Source: Connecticut Department of Labor

2.5 Schools

Public Primary & Secondary Schools

There are currently 37 Bridgeport-run public schools providing education to over 20,000 students in Pre-K through 12th grade. This includes twenty-nine elementary schools, five high schools and three alternative schools. Five of the elementary schools are



Source: Bridgeport Public Schools website

magnet schools, while each high school has a specific focus such as business, performing arts, international baccalaureate, military sciences and aquaculture.

Bridgeport has five public interdistrict schools that have opened since the 2011-2012 school year, and which accept students from Bridgeport and seven

surrounding towns: Discovery Magnet elementary, Bridgeport Military Academy and Fairchild Wheeler High School. Fairchild Wheeler's gold LEED certified campus hosts three magnet schools which include Zoology and Biotechnology Research, Aerospace and Physical Science, and Information Technology and Software Engineering. The Bridgeport Military Academy focuses on first responders of Police, Fire, Emergency Medical, Homeland Security and Military Sciences.

Efforts to dramatically transform district-wide student achievement began in January 2012. One of these efforts, to increase investment in technology within the schools, began in earnest during the 2012-2013 school year and has resulted in smartboards in every classroom, laptops for every teacher, all High School students receiving Chromebooks, and shared laptop carts at all middle schools.

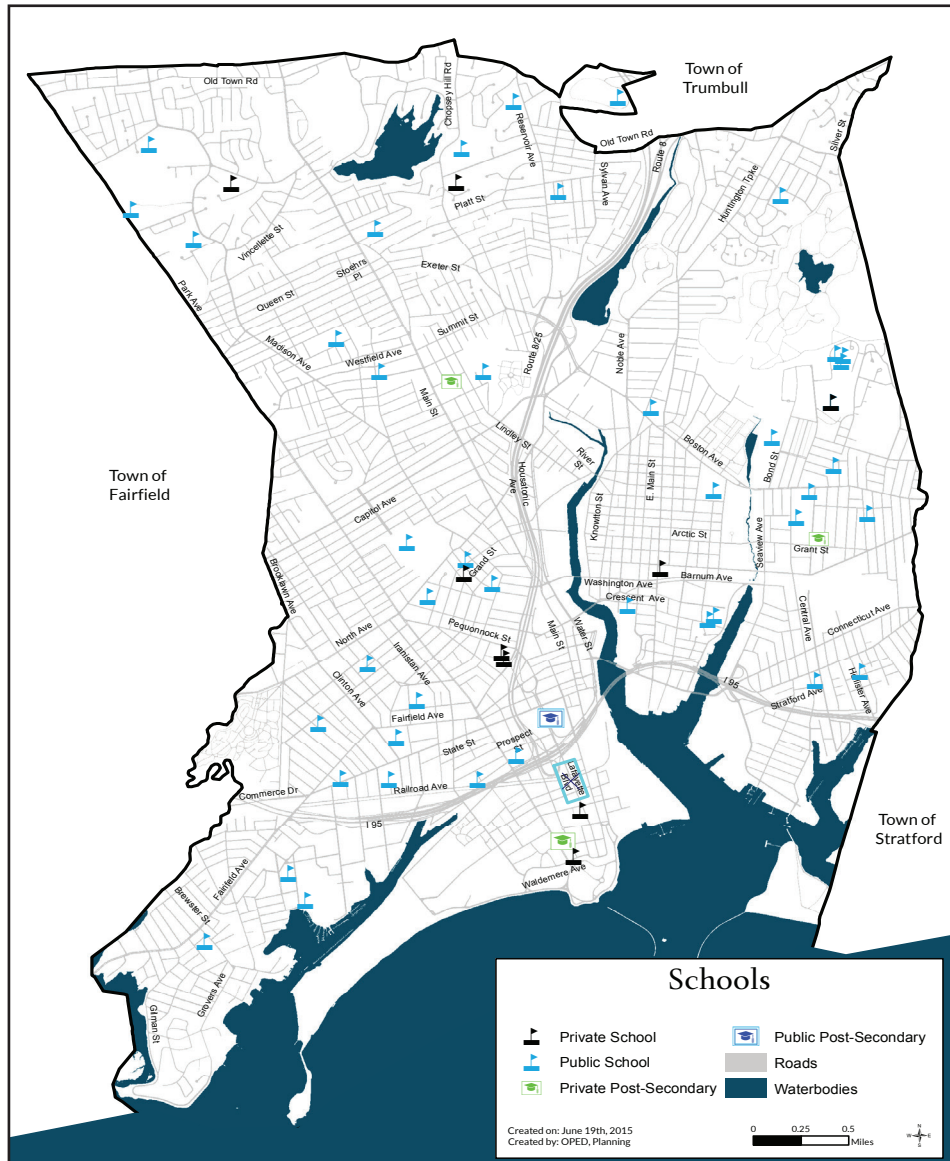
All Bridgeport public high schools have a relationship with Housatonic Community College (HCC) to obtain college credits while in high school, as well as receive workshops on college readiness and financial aid. Fairchild Wheeler Magnet has additional arrangements with area University's to allow for obtaining college credits while in high school.

Transforming student achievement is also being realized through a capital improvement program. Between 2006 and 2013 five new elementary schools (Discovery Magnet, Garaldine Johnson, Barnum/Waltersville, Jettie Tisdale, Cesar Batalla) and a new high school campus (Fairchild Wheeler) opened. Major renovations were completed at two elementary schools (Columbus and Wilbur Cross) during that same time period. New construction is underway at two elementary schools (Roosevelt and Longfellow) and one high school (Harding), while major renovations are underway at two more elementary schools (Black Rock and Dunbar) and one high school (Central). These capital improvements make a total of fifteen schools physically modernized to improve the instructional environment for the students and teachers, and positively impacting 52% of the student population.

Further supports in place to assist the students and their families are the Parent Center (the only of its kind in Connecticut), six school-based Parent Resource



Source: Fairchild Wheeler Interdistrict Magnet High School website



Map 4- Schools

Source: Office of Planning and Economic Development

Centers and fourteen School Based Health Centers. Two state funded public schools are located in the Mill Hill neighborhood. Six to Six Interdistrict Magnet School provides Pre-Kindergarten through



Source: Bridgeport Master Plan of Conservation and Development; Lighthouse Program

8th grade focus on science, math and technology. Bullard-Havens Technical High School offers technical training in fields which include automotive, all facets of construction, culinary arts, hairdressing, computers, nursing and early education. Park City Prep Charter School is an additional state funded public school. This school focuses on science and technology for students in grades 5 through 8.

Private Primary & Secondary Schools

Several private schools are located within Bridgeport.

The Catholic Diocese has three elementary schools, all Pre-K through 8th grade, and one high school. St. Ann is located in Black Rock, St. Andrew in the North End, and Cathedral Academy and Kolbe High School are both located in the Hollow neighborhood.

The South End neighborhood is home to two private elementary schools that both provide education to students in Kindergarten through 8th grade. They are the Bridgeport Hope School and Bridgeport International Academy.

Fairfield County SDA School provides schooling for Kindergarten through 8th grade students and is located in the Reservoir neighborhood.

There are several other private schools identified within the neighborhood profiles in Chapter 4.

Post-Secondary Schools

Bridgeport is proud to be home to four post-secondary schools: community college, university, and two medical schools. Two private universities are located in the neighboring town of Fairfield, Sacred Heart and Fairfield Universities. Altogether, these six post-secondary institutions provide extensive educational ities to Bridgeport and the region.

- Housatonic Community College, located downtown, has an enrollment of 8,800 and is looking to add another building to its current city-block sized campus to meet course demand.



Source: HCC website

- The University of Bridgeport is located in the South End with a 50-acre campus adjacent to Seaside Park and Long Island Sound. This university attracts students from all across the globe with academic programs in education, business, public and international affairs, engineering and dental hygiene. UB, with an enrollment of 5,800, is in the midst of a physical expansion to its facilities.
- St. Vincent's College is associated with St. Vincent's Medical Center in the Brooklawn/St. Vincent's neighborhood. This College offers several degree and certificate programs in the medical field.
- Bridgeport Hospital School of Nursing is associated with Bridgeport Hospital in the Mill Hill neighborhood. This school offers programs focused on nursing, surgical technology and sterile processing technicians.

2.6 Redevelopment Areas

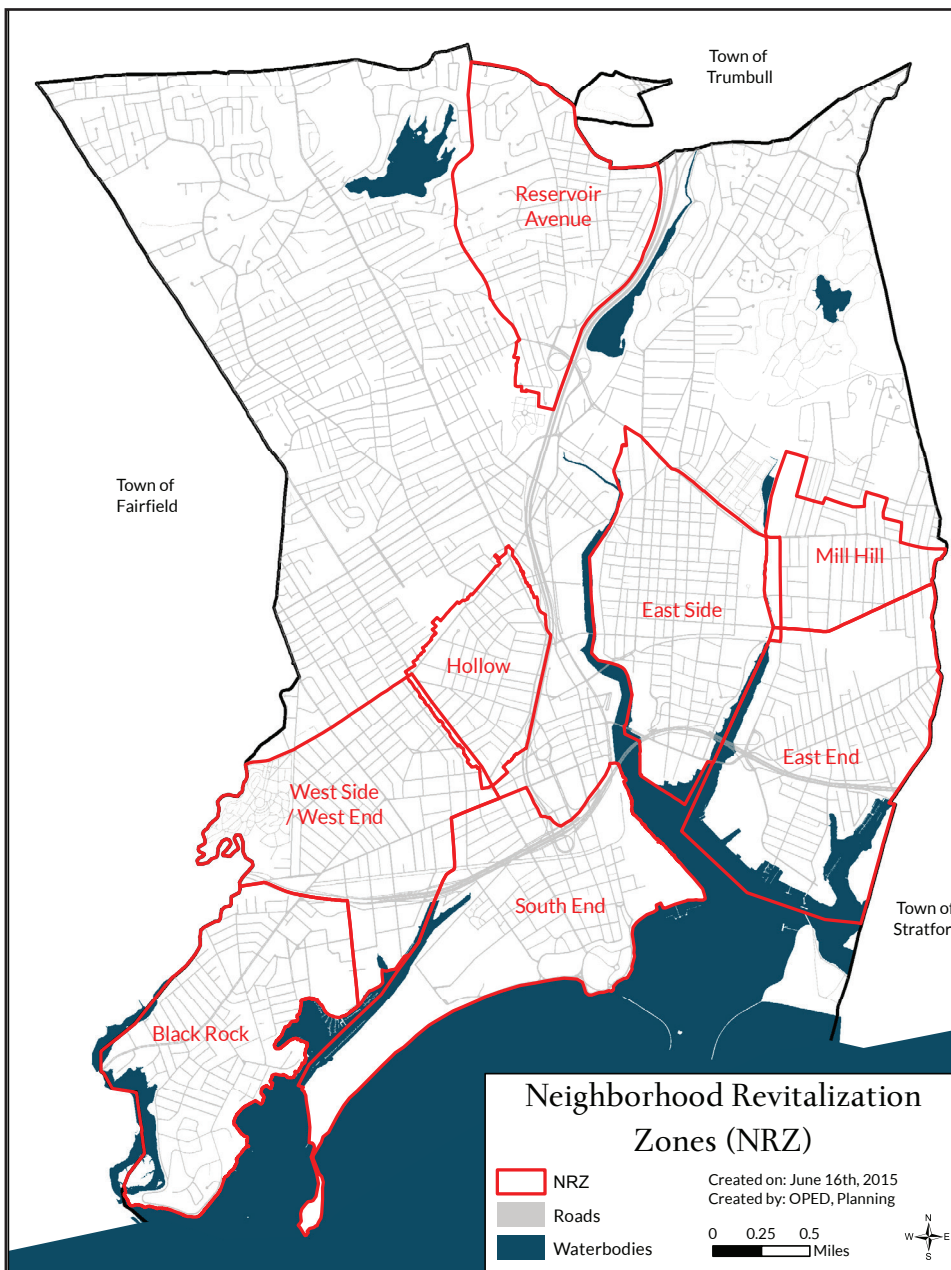
The city has eight existing Neighborhood Revitalization Zones (NRZ):

- Black Rock
- East End
- East Side
- Hollow
- Mill Hill
- Reservoir

- South End
- West Side/West End

A ninth NRZ, Upper East Side, began the visioning process in early 2015. NRZs are a bottom-up process: a committee of residents and stakeholders in each NRZ area creates and administers a Strategic Plan which speaks to goals and objectives for redeveloping and improving the neighborhood. The NRZs follow guidelines and statutes established by the State of Connecticut. Each NRZ generally follows neighborhood boundaries as shown in the Master Plan of Conservation and Development.

In addition to NRZs, the city also has two Urban Renewal Plans and two Municipal Development Plans (MDP). The State Street Urban Renewal Area and East Side Neighborhood Development Plan #1 are the two Urban Renewal Plans still in existence. The State Street URA is located downtown, while the East Side NDP is located in the lower East Side of Bridgeport. These two documents were enabled through regulations enacted during the 1970's. The two MDPs are focused on redevelopment around commercial and industrial areas in the West Side and East End of Bridgeport.



Map 5- Neighborhood Revitalization Zones

Source: Office of Planning and Economic Development

2.7 Parks and Open Space

The City adopted a Parks Master Plan in 2011 as an outgrowth of the Mayor’s BGreen 2020 Initiative. The Parks Master Plan lays out the framework for reconnecting to the often hidden waterfront, enhancing existing parks, creating new parks and providing better connections between parks and people. There are over forty-five parks in the system, including two iconic Frederick Law Olmsted landscapes and dozens of neighborhood parks.



Source: Bridgeport Parks Master Plan

Five strategically located ‘hyper-parks’ are being planned to serve the more densely populated areas of Bridgeport with more recreational amenities such as splash pads, high-demand court sports and sports fields. These hyper-parks are planned for the West Side/West End, Upper East Side and East Side neighborhoods.



Source: Bridgeport Master Plan of Conservation and Development

Since 2009 the City has used capital funding to make major improvements on seventeen parks, and major capital improvements are underway or planned for nine additional parks.

As a result of the Parks Master Plan and the City’s greening effort, additional parks are being added to the portfolio. The most recent parks are Nob Hill, Wayne Street Park and Congress Street East.

Chapter 3: Economic Development

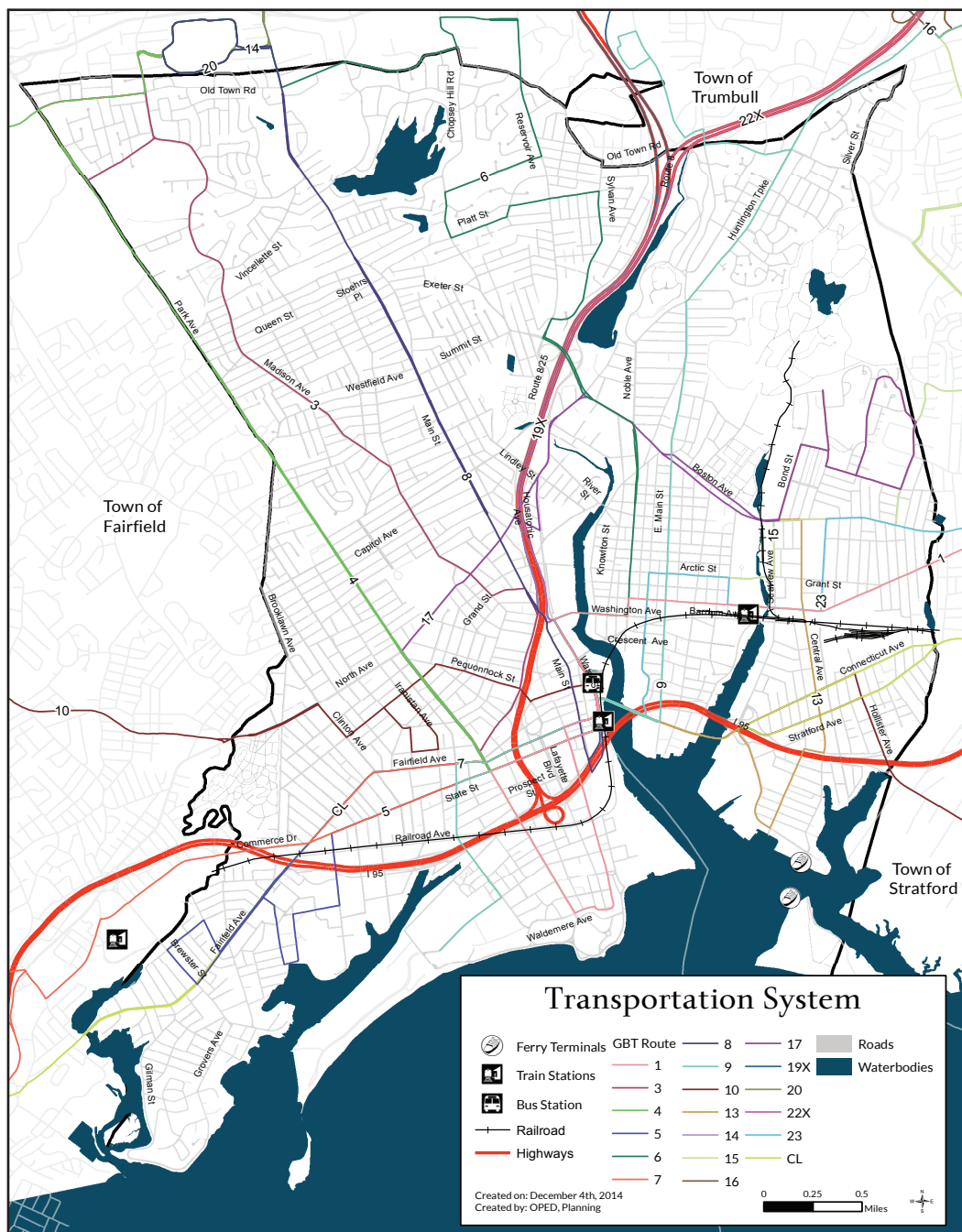
Economic Development occurs in one of three ways: the city creating opportunities, private developers working on their own, and through a combination of public-private partnerships. The vast majority of mid-to large-scale development occurs as a result of some type of public-private partnership.

one of the five focus areas: downtown revitalization, waterfront recapture, East Bridgeport development corridor, eco-industrial park and neighborhood revitalization.

Priority development projects are those that fit into

This chapter outlines some of the basic information that may assist those interested in initiating development projects in Bridgeport.

3.1 Transportation



Map 6- Transportation System

Source: Office of Planning and Economic Development

Highways

Bridgeport is transected by two major state-maintained highways. Interstate 95, which runs along the eastern seaboard from Maine to Florida, runs through the southern portion of the City. Route 8/25 is a north-south highway which begins at I-95 and splits into two separate highways just north of the city boundary.

Bus

Greater Bridgeport Transit (GBT) provides regional daily bus service. Services extend northeast to Milford and southwest to Norwalk, where connections can be made to New Haven and Stamford, respectively. GBT has northern routes that traverse Routes 111 and 25 in Monroe, and also into Derby.

The center of GBT's operation is a bus station centralized in downtown Bridgeport's intermodal transit center. This transit center includes not only GBT, but the Metro-North train station and Bridgeport-Port Jefferson Ferry terminal. Greyhound also shares space at the bus terminal at 710 Water Street.

Total ridership during fiscal year ending 2014 was 5.7 million boardings. The GBT system handles approximately 22,000 riders each weekday, with roughly 90% of those riders beginning or ending their trip in Bridgeport, where about 93% of the city's population lives with a 1,300 foot walk to a GBT stop.

GBT provides an On-Time Bus Tracker system on their website, which allows the rider to determine whether the next bus is on schedule and where it is. Bus passes are available online and at Stop & Shop grocery stores throughout the region. For those with a disability, a special door-to-door service is offered. To learn more about Greater Bridgeport Transit services visit their website at www.gogbt.com.

Train

Metro-North Railroad provides train service between New York City's Grand Central Station and New Haven, Connecticut, where connections may be made with Shore Line East to points along the eastern Connecticut coastline. The Waterbury branch of Metro-North provides limited service between Bridgeport and Waterbury. Amtrak also has daily stops in Bridgeport.

2013 Metro-North ridership:

3,025

average customers
per day

95%

of riders make
round-trips

During calendar year 2013 an average of 3,025 customers boarded New York-bound Metro-North trains in Bridgeport, with 1,930 boarding in the morning Peak period, and 1,095 boarding during off-peak hours. Approximately 95% of those riders are making round-trips, and return to Bridgeport. For more information on Metro-North Railroad visit <http://www.mta.info/mnr>, and for Amtrak visit www.amtrak.com.

There is one train station in Bridgeport, located downtown as part of the intermodal transit center. A second station, Barnum Station, is currently being designed and is expected to open in 2018.

Ferry

The Bridgeport-Port Jefferson Ferry sails a three vessel fleet which offers a variety of tour and event packages for both Connecticut and Long Island. At only 75 minutes, this ferry trip cuts a substantial amount of time off of driving the 98 miles, nearly 2 hours, between Bridgeport, Connecticut and Port Jefferson, New York.



Source: Bridgeport & Port Jefferson Steamboat Company

During the 2013 calendar year, the three vessel fleet carried 449,800 vehicles (including motorcycles and trucks) and 1,324,800 drivers and passengers.

The Ferry is purchasing property across Bridgeport Harbor to expand their facility and provide better efficiency. To find out more about the ferry, visit the website at <http://88844ferry.com/Home.aspx>.

University of Bridgeport Shuttle

The University of Bridgeport (UB) provides regular free shuttle service for its student population to various points on campus and the intermodal transit center downtown. In addition, all full-time UB students are allowed to ride the city bus system for free.

Sacred Heart University Shuttle

The Sacred Heart University (SHU) campus is located in Fairfield on Park Avenue, the town line. Many off-campus residential buildings are located in Bridgeport. SHU provides shuttle services on various routes among the residential buildings and campus, as well as to the Bridgeport intermodal transit center and Brookside Shopping Plaza in the North End.

3.2 Brownfields

Embarking on a concerted effort that began in the early 1990s and continues to this day, the City of Bridgeport was one of the first PILOT Communities to be awarded funding by the US Environmental Protection Agency to reclaim Brownfields for development. Since then, in ongoing partnership with the EPA, the State of Connecticut, and with a variety of private developers, the City has continued to turn brown to green, focusing on sites that bring jobs to the city and a better quality of life to its residents. In each of the city's diverse neighborhoods, the transformation is visible and lasting. In the West Side/West End, former home to Dictaphone, Bassick Casters, Hubbell Manufacturing, and Bead Chain one now can find a host of new-economy businesses and community facilities. Went Field Park now hosts American Legion baseball where a copper plating plant once stood. On the vast footprint of the former Bryant Electric Plant, four new businesses operate: a commercial bakery, a food distribution plant, an international importer of luxury

stoneware, and the hemisphere's largest fuel cell power plant, a \$70 million project that transformed a brownfield into a green energy producer. In the West Side/West End alone, over \$150 million dollars have been invested and over 25 acres reclaimed, not only for clean industries, but for new schools and retail.

South of Downtown on over 15 acres of land, home of the former Jenkins Valve Factory and the former Underwood Typewriter Plant, there now stands the 9,000 Seat Webster Bank Arena, home of the Bridgeport Sound Tigers AHL Hockey Team, as well as the BallPark at Harbor Yard, home of the Bridgeport BlueFish professional baseball team, both adjacent

East Bridgeport Brownfield Reclamation:

370 acres
at Lake Success

25 acres
at Remington Arms

76 acres
at General Electric

to the city's intermodal transit center, all on former abandoned brownfields now reactivated to draw visitors and commerce into the central city. The work isn't limited to older industrial sites. Former commercial sites, particularly the Downtown's remarkable historic buildings, are being cleaned of hazardous materials (the lead and asbestos common to older construction) and renovated into a variety of loft residences and arts-based complexes, which are attracting younger people to the city, making its Downtown one of the youngest in the state. Close to 500 new apartments, half recently completed, another half under construction, demonstrate the demand for this vibrant and convenient space.

On the horizon loom some of the largest, highest impact brownfield properties yet. The Dupont Corporation is working on a privately funded reclamation of the

former Remington Arms munitions testing grounds at Lake Success to create a 370 acre flex office and commercial park. A little south of that site, Dupont is also working in partnership with the City to reclaim the 25 acres of the former Remington Arms Plant as the home of the new Barnum Train Station and mixed-use transit-oriented development site. Right in the middle of those two project areas, sits the now-cleared site of the former General Electric World Headquarters, which at 76 acres and one and one-half million square feet, was long a giant in Bridgeport. GE and the City are working together on a plan to redevelop a portion of the site as the new Harding High School. These three projects, all located within the East Bridgeport Development Corridor of the city and all underway, represent a massive new footprint for development in Bridgeport.

With the continued support of EPA, brownfields are becoming not only a thing of the past in Bridgeport, but the launching pad for its future.

3.3 Infrastructure

Roads and Bridges

State maintained roads include the entire lengths of:

- Interstate 95
- Route 8/25
- Boston and North Avenues (Route 1)
- Huntington Turnpike (Route 730)
- Fairfield Avenue, State Street, Stratford and Connecticut Avenues (Route 130)

Portions of East Main Street (Route 127) and Briarwood/Brooklawn Avenues (Route 59) are also state maintained.

The State also maintains 63 bridges and 17 ramps within Bridgeport. The bulk of these bridges and ramps carry either Interstate 95 or Route 8/25 through the city. Over 40% of the bridges were rebuilt within the last 26 years, with five additional bridges in design phases during 2014 for superstructure or bridge replacement.

Bridgeport is accessed by five exits off Interstate 95 and five exits off Route 8/25. In addition, the Merritt Parkway, Route 15, traverses Trumbull, just north of

the town line. Several exits off the Parkway are under 1/3 mile north of the Bridgeport border, thereby providing access to the city from three major highways.

The City of Bridgeport maintains 277 street miles, while the State of Connecticut maintains 15 street miles. With such a large number of street miles and the largest state population, the City employs a major street improvement program. Every five to seven years the Department of Public Facilities hires a firm to evaluate and cost out street replacement. This report is then used to annually determine which streets need to be milled and repaved. Roadway paving expenditures from 2010 through 2013 ranged from \$1.77 million to \$5.68 million annually.

Street Maintenance:

227 miles
by City of Bridgeport

15 miles
by State of Connecticut

Water Pollution Control Authority

The ability of the storm and sewer systems to accommodate new development is integral to Bridgeport's growth. To this end, the WPCA is committed to infrastructure improvements that include separation of the combined storm/sewer system.

The City operates two waste treatment plants, East and West, through its Water Pollution Control Authority (WPCA). All residents of Bridgeport and Trumbull, as well as small numbers of Fairfield and Stratford residents along the border, are served by the WPCA. This totals approximately 40,000 properties being served by the 330 miles of sewers.

The East Treatment Plant, located in the East End, has a capacity to handle 10 million gallons per day. The most recent 30-month average, March 2014 through September 2011, showed a 6.7 million gallon per day usage.

The West Treatment Plant, located in the West Side/West End, has a capacity to hand 30 million gallons per day. The most recent 30-month average, March 2014 through September 2011, showed a 24 million gallon per day usage.

Historically, stormwater runoff fed into the sewer pipes and was all combined and treated in the treatment plants. By the late 1930's this practice was stopped, and separated storm and sewer systems became the norm as new development occurred. In 1990 the WPCA began separating the existing combined storm and sewer systems. Today over two-thirds of the city's system is separated. Those neighborhoods remaining to be separated include the South End, Downtown, Hollow and Enterprise neighborhoods. This separation will be ongoing for several years.

Separating the storm and sewers allows for much better treatment of the truly 'contaminated' sewage as opposed to the relatively 'clean' storm water. It also allows for more cost effective and higher levels of treatment. Also, by avoiding the overload of the system with added volumes of stormwater, the discharge of partially treated effluent from the treatment plants and sewer overflows can be minimized during wet weather events. These overflows and discharges occur in watercourses, eventually ending up in Long Island Sound, and hamper water quality. Separation also allows for additional capacity in the sewer system to accommodate increased development in Bridgeport.

The Eco-Technology Park, located in the city's West Side/West End, includes the West Treatment Plant. An anaerobic digester project is in the design stages, and will be linked directly with the treatment plant. Ultimately, all sludge and food waste products that would have been disposed of by WPCA will be processed by the digester, which will then create electricity to power the treatment plant. This type of synergistic relationship perfectly demonstrates how Bridgeport is working to become a greener city.

3.4 Zoning

Bridgeport's zoning regulations are designed to be a tool to spur economic development by encouraging

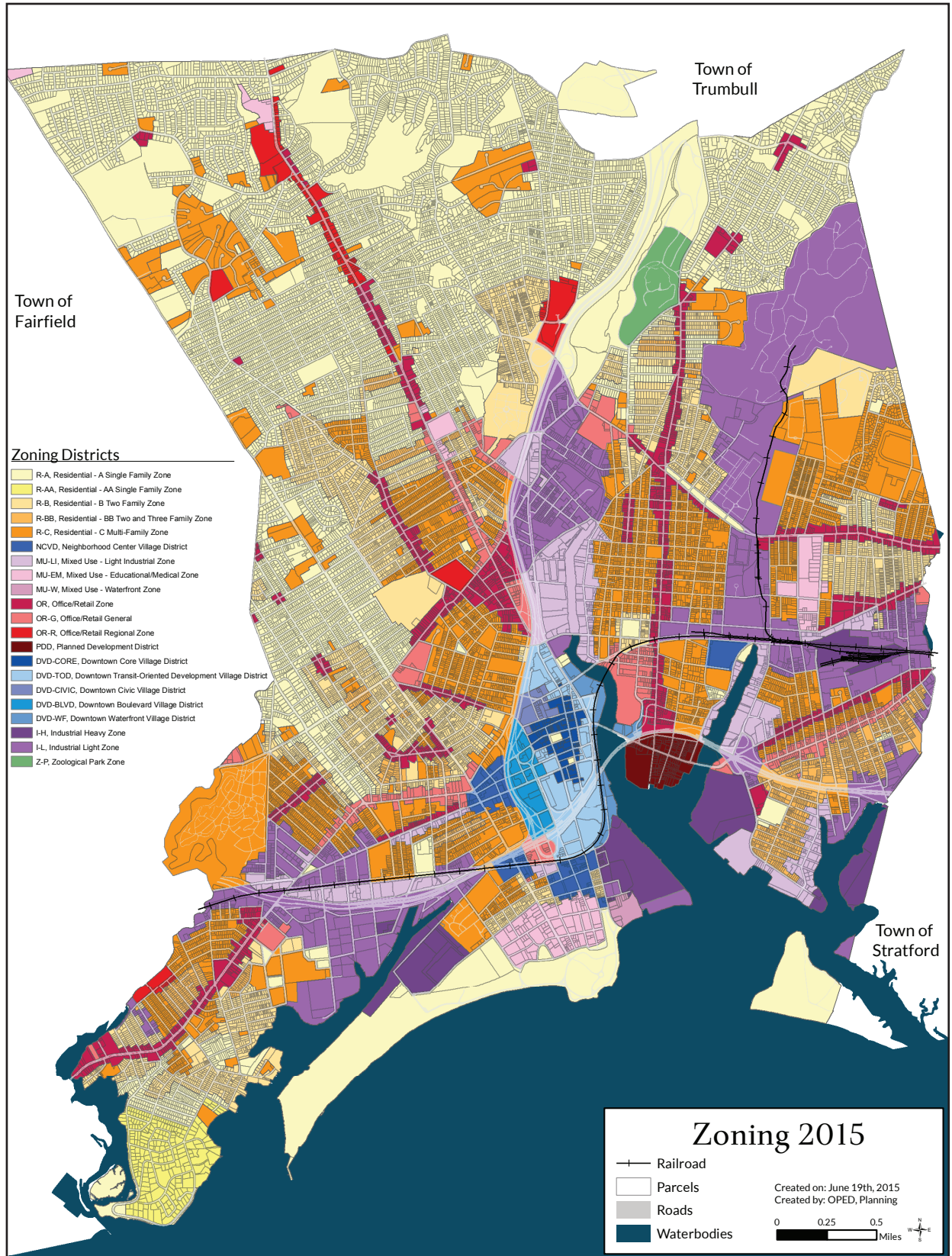
mixed uses, flexibility of development standards, good design, placemaking, and the preservation and enhancement of existing communities.

A major update of the city's zoning regulations went into effect on January 1, 2010, with minor revisions in 2014. The updates brought the zoning more in line with the Master Plan of Conservation and Development.

Some of the more notable changes included:

- Completely Revamping Downtown Regulations:
 - Introducing form-based zoning for 5 downtown village districts
 - Reducing off-street parking requirements
 - Introducing shared parking incentives
 - Introducing FAR Bonuses and Transfer of Air Rights
 - Introducing Design Requirements and Guidelines
- Increasing the amount of commercially zoned land
- Reducing the number of special permits required
- Greater focus on transit-oriented development

Visit <http://www.bridgeportct.gov/content/89019/89540/97356/default.aspx> for more information on the City's Zoning Department and Regulations.



Map 7- Zoning

Source: U.S. Census Bureau Decennial 2010

3.5 Tax Incentives

The City of Bridgeport administers or collaborates with the State of Connecticut on three Tax Incentive Programs, which can reduce real estate and/or personal property taxes over a period of time for those meeting eligibility criteria. Additionally, the City offers its own tax incentives tailored specifically to the needs of the property owner.

- Connecticut Enterprise Zone program
 - Urban Jobs Program
 - Arts & Entertainment District
 - Enterprise Corridor Zone
 - Qualified Manufacturing Plants
- Bridgeport Urban Enterprise Zone program
- Bridgeport Tax Incentive Development program

The **Connecticut Enterprise Zone Program** is a State program that is jointly administered by the City of Bridgeport. In general, eligible businesses are located within the Enterprise Zone boundaries and create new jobs. There are a variety of tax incentives available based upon the type of business and number of new jobs.

The **Bridgeport Urban Enterprise Zone Program** is a City program based upon State Statute. Eligible property owners (commercial or residential) which are located within the Enterprise Zone boundaries and make physical improvements to real property may receive a seven-year deferral on the assessed value of eligible improvements.

The **Tax Incentive Development Program** is a City program based on several State Statutes. Real property improvements of over one million dollars (\$1,000,000) within the Bridgeport Urban Enterprise Zone, or three million dollars (\$3,000,000) if located elsewhere in Bridgeport, are eligible for consideration under the program. Tax abatements, assessment deferrals, or payments in lieu of taxes are negotiated with the Office of Planning & Economic Development and are subject to approval by the City Council.

Contact the Office of Planning & Economic Development at 203-576-7221 for further information on these programs.

3.6 Process for Development

Obtaining a building permit for any project is straightforward. The process begins concurrently with the Zoning Department and WPCA. Both Departments will review the plans, with the Zoning Department providing the applicant with a checklist of items to address. Once all items have been addressed then the application is referred, in order, to the Engineering Department, Fire Marshal and finally the Building Department.

Assuming that the application is (1) complete, (2) is an as-of-right use per the Zoning Regulations, and (3) the applicant quickly addresses any concerns that are raised, the building permit could possibly be issued within three weeks, although by law up to 30 days could be utilized for the review.

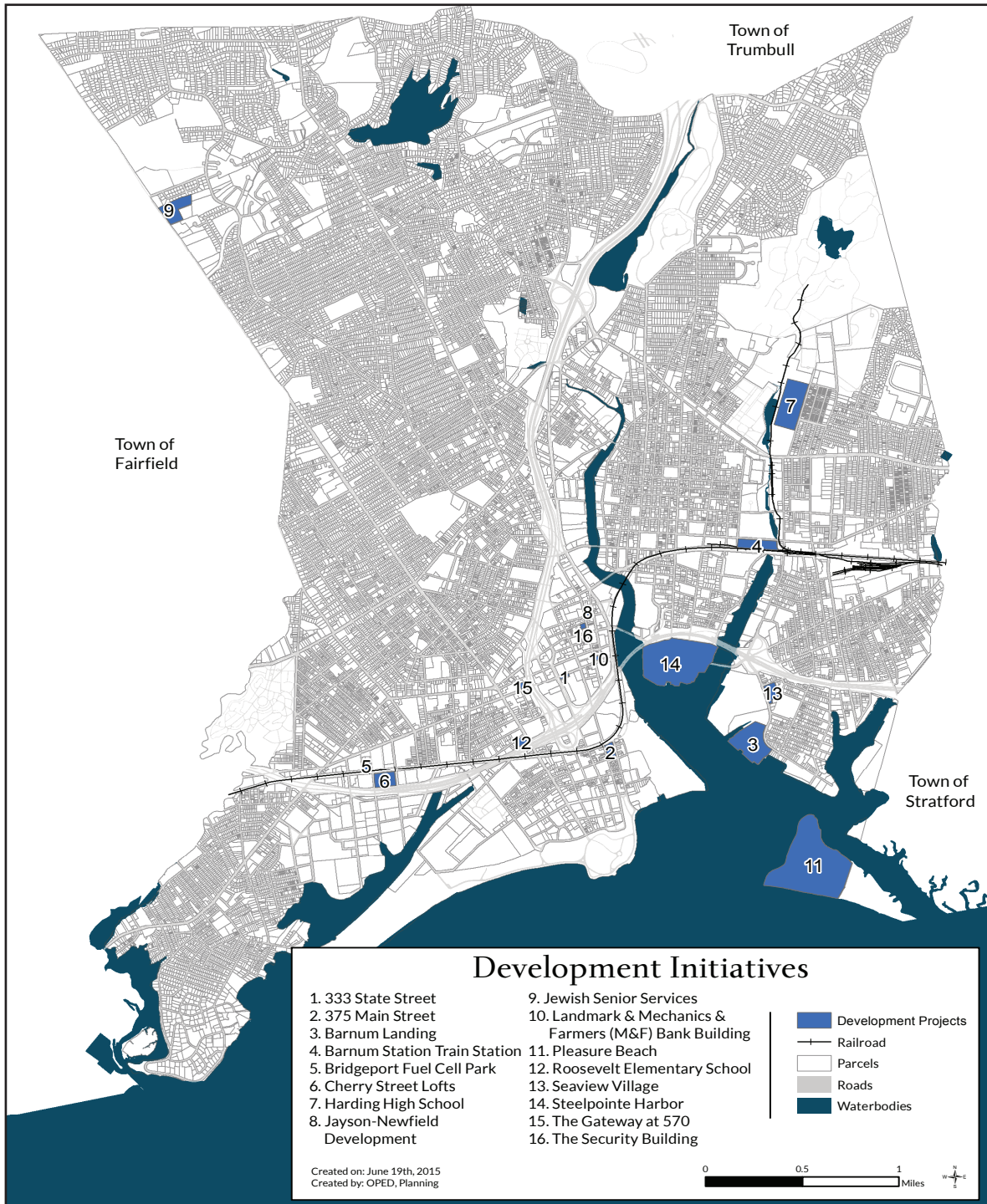
Developments that are not as-of-right will entail an approval by the Planning & Zoning Commission and/or Zoning Board of Appeals. Developments within the Coastal Area Management zone, historic districts or those with possible wetlands issues will also have to appear before one of those applicable commissions (CAM, Historic District I, Stratfield Historic District, Inland Wetlands Commission). All of these commissions meet on a monthly basis as necessary.

To avoid potential delays in the permitting process as a result of redesigns required by permitting entities, an informal meeting is recommended prior to submission of the application. This meeting, called Design Review, provides an opportunity for the developer to meet with all of the permit approval entities as well as the Office of Planning and Economic Development. The developer has the opportunity to answer questions and design concerns raised by the City, and is able to make design adjustments as necessary prior to submitting the formal permit application. This process is intended to shorten the time required to obtain a permit.

3.7 Development Initiatives

The following pages outline only a few of the development projects and initiatives occurring in Bridgeport. For further information on any of these

projects, please contact the listed developer, or the Office of Planning and Economic Development at 203-576-7221.



Map 8- Development Initiatives

Source: Office of Planning and Economic Development

333 State Street



333 State Street Development, LLC
www.333statestreet.com

Downtown Neighborhood

\$14 M mixed use development consisting of 6,500 sf of first floor commercial with 65 residential units above.

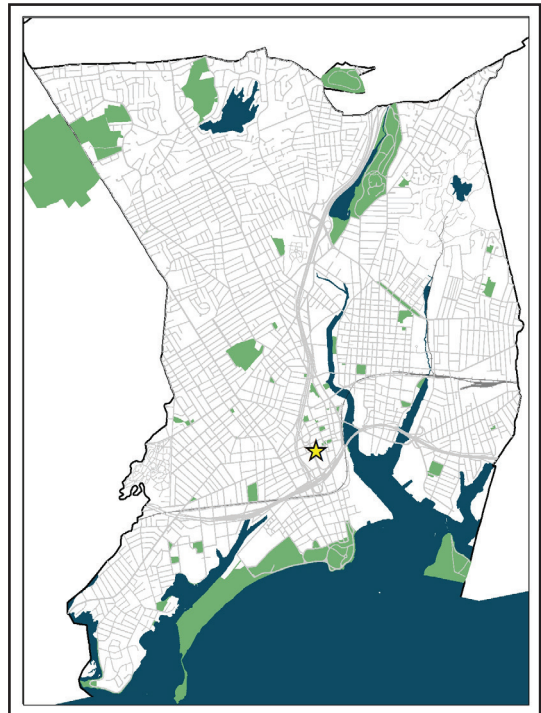
Funding Sources: CHFA, GE Money Bank, Private Equity

Current Status: Completed 2014

Economic Impact: \$100,000 Annual RE Taxes; 100 permanent and temporary jobs

Green Features: Seeking LEED Certification

Public Benefits: Adaptive Reuse of Historic Property; Transit-Oriented Development (TOD); Downtown Revitalization



Map 9- 333 State Street

375 Main Street



Bridgeport Housing Authority

South End Neighborhood

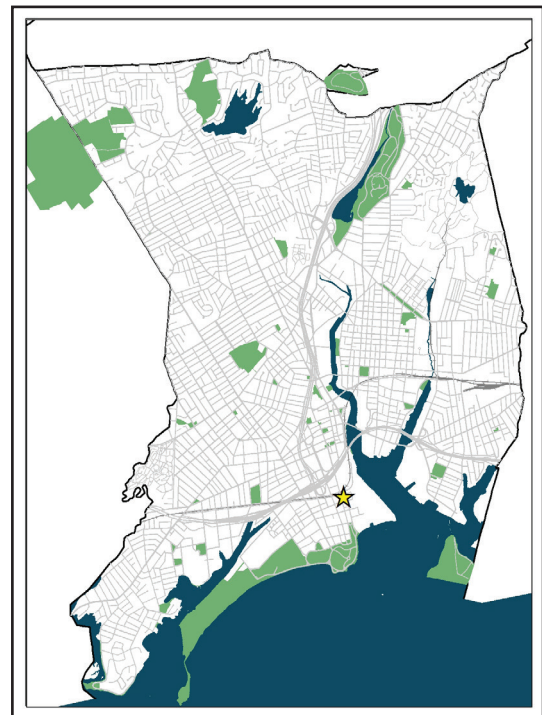
Proposed \$31 M 74 unit mixed-income residential development situated on 2.5 acres

Funding Sources: Federal, state and private funds

Current Status: Zoning approvals secured

Economic Impact: 260 permanent and temporary jobs

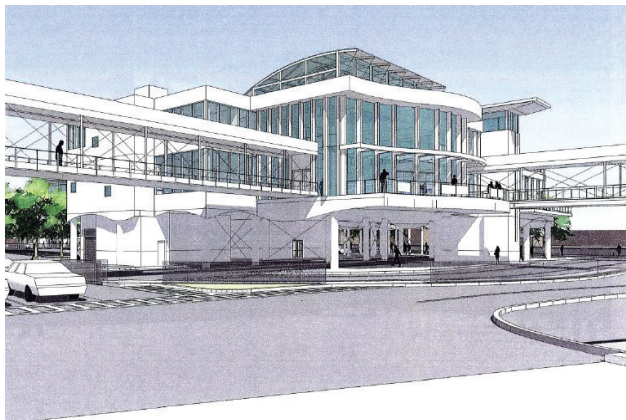
Public Benefits: Transit-Oriented Development (TOD); Neighborhood Revitalization; Marina Village public housing replacement in mixed income development



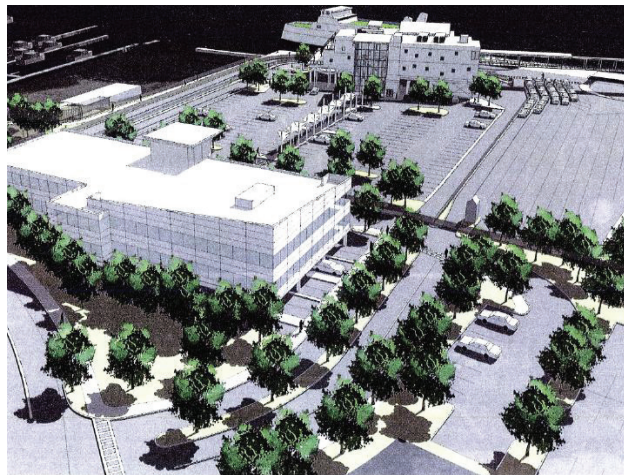
Map 10- 375 Main Street

Barnum Landing

567-589 Seaview Avenue



Source: The Cecil Group



Source: The Cecil Group

The Bridgeport & Port Jefferson Steamboat Co
<http://88844ferry.com/Home.aspx> ; 888-44-FERRY

East End Neighborhood

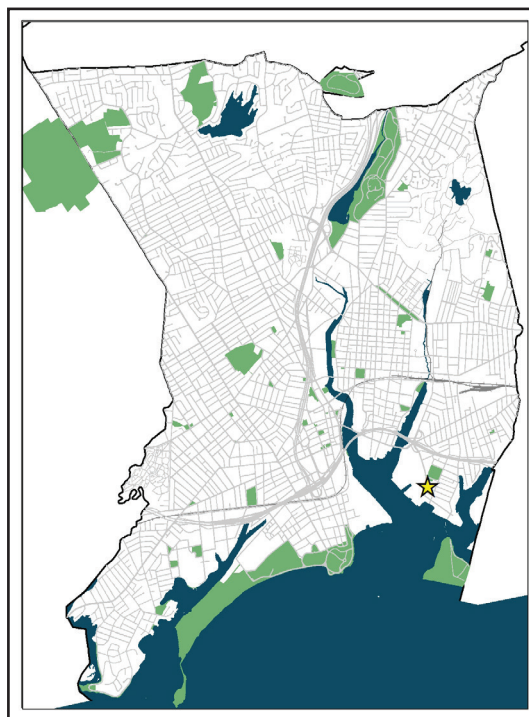
\$29M new construction, relocation, expansion of Bridgeport/ Port Jefferson Ferry Terminal; 20,000 sf terminal; 14,000 sf retail

Funding Sources: TIGER; FTA; HUD; EPA; DECD, DEEP

Current Status: Seeking zoning approval

Economic Impact: 200 permanent and temporary jobs; 1.3 million passengers annually

Public Benefits: Environmental Remediation of Vacant Brownfield Site; Reactivation of the Harbor, Waterfront Public Access



Map 11- Barnum Landing

The Gateway at 570

570 State Street



Bridgeport Neighborhood Trust (BNT)
www.bntweb.org ; 203-290-4255

Downtown Neighborhood

\$6 M new mixed-use development with 8000 sf first floor office space and 30 mixed-income rental housing units.

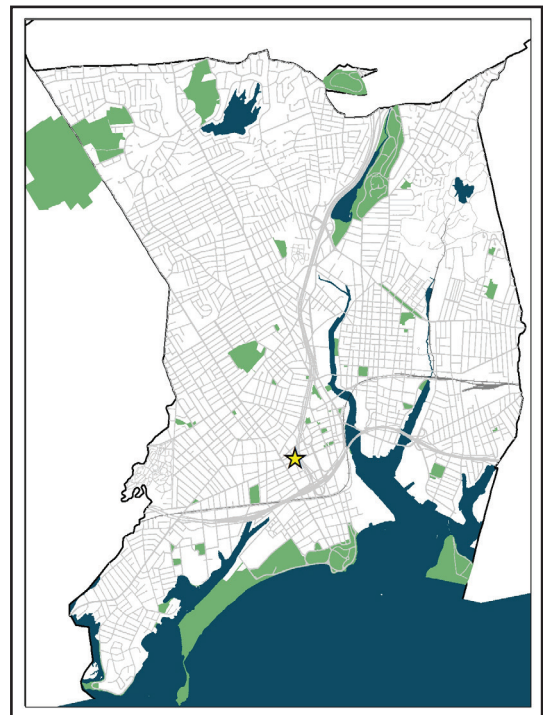
Funding Sources: Interagency Committee for Supportive Housing; Corporation for Supportive Housing; City of Bridgeport; Community Capital Fund; Wells Fargo; Bridgeport Tax Incentives

Current Status: completed June, 2014; fully leased

Economic Impact: 13 full time jobs

Green Features: LEED certified building

Public Benefits: Downtown Revitalization; Transit-Oriented Development (TOD)



Map 12- The Gateway at 570

Roosevelt Elementary School

680 Park Avenue



Source: Antinozzi Associates



City of Bridgeport

South End Neighborhood

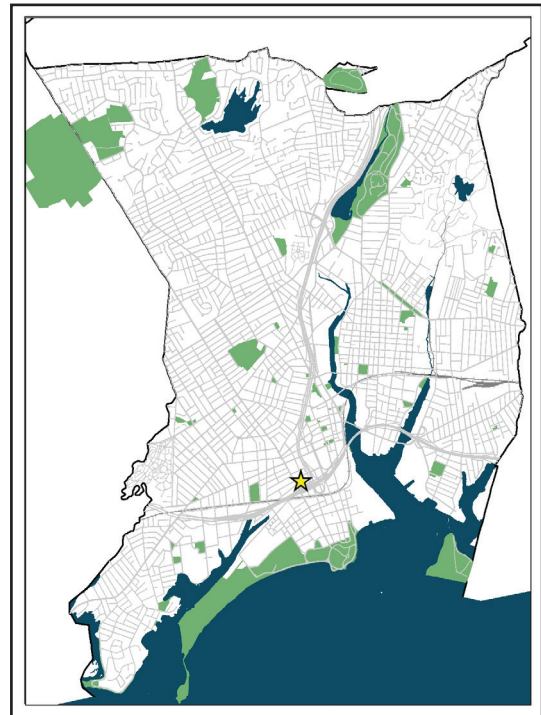
\$45 M new construction of 83,000 sf 2-story school on 5.3 acre site.

Funding Sources: School Improvement Grant; City Bonding; National Endowment for the Arts; Ford Foundation; Herb Alpert Foundation; Crayola

Current Status: Construction begun; estimated completion date Q3 2015

Economic Impact: 100 on-site construction jobs

Green Features: Will be Silver LEED certified from US Green Building Council



Map 13- Roosevelt Elementary School

Seaview Village

800 Seaview Avenue



Kaleng Construction
info@kalengconstruction.com

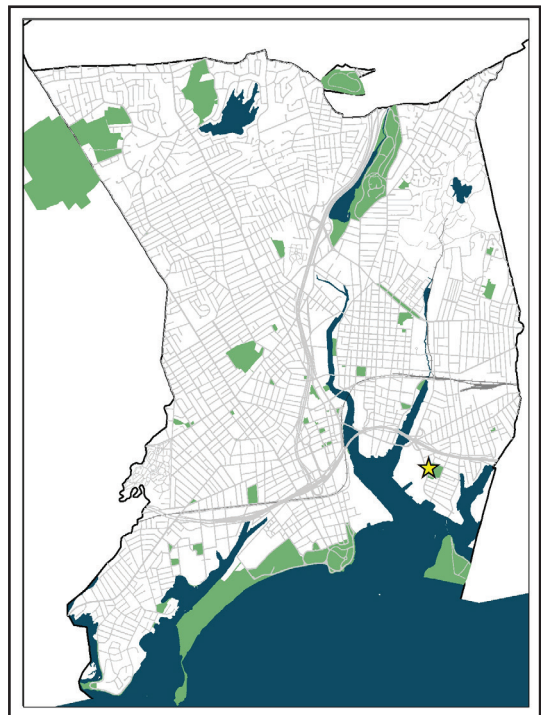
\$18 M new construction; 54 condominium units on 3.8 acre site

Funding Sources: Private Equity; Fixed Assessment Tax Incentive

Current Status: 4 of 7 buildings complete

Environmental Remediation: EPA Brownfields Investments

Public Benefits: Brownfield Remediation; Neighborhood Revitalization and Homeownership



Map 14- Seaview Village

Landmark aka Mechanics & Farmers (M&F) Bank Building

930 Main Street; 114 State Street



Forstone Capital, LLC
www.landmarkbpt.com; 203-333-5265

Downtown Neighborhood

\$18.5 M renovation of historic bank building complex into 30 market rate apartments and 20,000 sf headquarters of Fletcher Thompson Architectural Firm

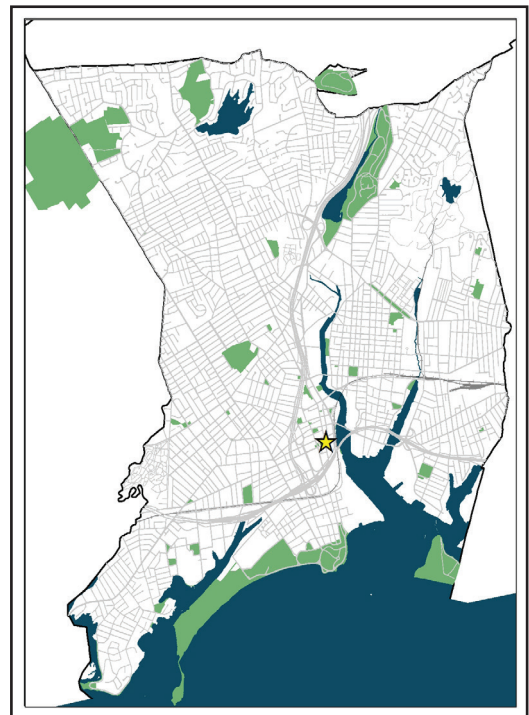
Funding Sources: State of CT DECD CHAMP; City & State Brownfields; Federal & State Historic Tax Credit Equity; Private Bank Loan and Equity; 10 year graduated tax abatement on real estate

Current Status: Completed October 2014, fully occupied

Economic Impact: 90 construction jobs, 60 permanent jobs

Green Features: Seeking LEED Silver Certification

Public Benefits: Downtown Revitalization; Adaptive Reuse of Historic Structures; Transit-Oriented Development (TOD)



Map 15- M&F Bank Building

The Security Building

1103-1135 Main Street



Bridgeport Historic Ventures I, LLC
<http://www.spinrep.com/index.html>; 203-354-1547

Downtown Neighborhood

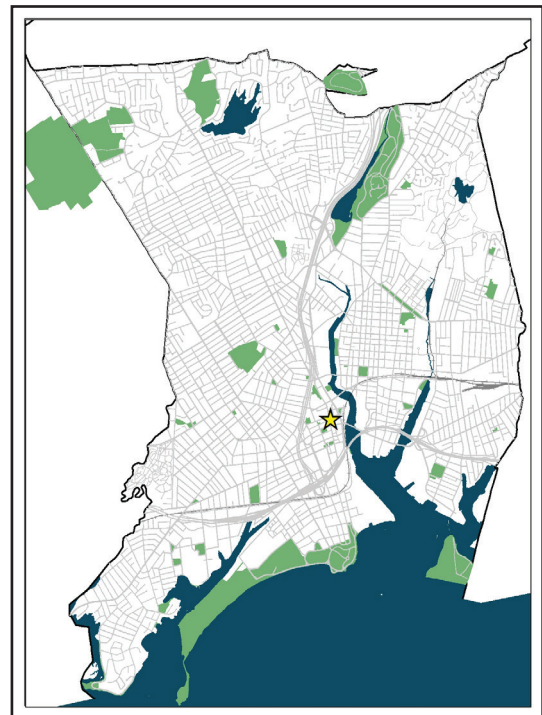
\$20 M rehabilitation of three contiguous historic buildings into 5,000 sf of first floor office/retail with 70 residential units

Funding Sources: CT CHAMP; DECD Brownfields Grant; Federal & State Housing Tax Credits; Private Equity

Current Status: Construction start Q1 2015, estimated project completion Q2 2016

Economic Impact: 160 permanent and temporary jobs

Public Benefits: Transit-Oriented Development (TOD); Downtown Revitalization; Adaptive Reuse of Historic Buildings



Map 16- The Security Building

Jayson-Newfield Development

1184-1218 Main Street; 179-209 Middle Street



Urban Green Equities, LLC;
<http://www.urbangreenbuilders.com/>; 212-410-6336

Downtown Neighborhood

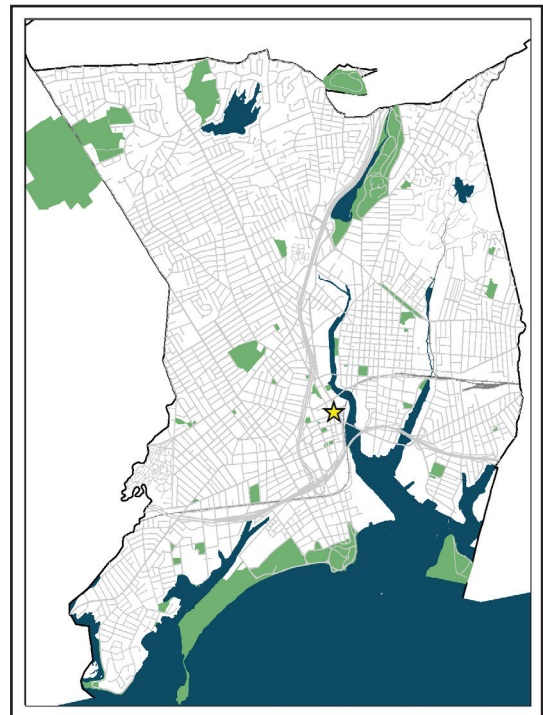
\$23.7 M redevelopment of 3 historic buildings plus new construction to create 104 apartments with 8,000 sf of ground level retail and commercial space

Funding Sources: State of CT CHAMP; HOME; EPA RLF; City Acquisition Financing; Federal/State Historic Tax Credits; HUD-Backed Private Debt; Adjusted Rate Tax Incentive Agreement

Current Status: Construction Begun 2015; estimated project completion Q4 2017

Economic Impact: 240 permanent and temporary jobs

Public Benefits: Transit Oriented Development (TOD); Downtown Revitalization; Adaptive-Reuse of Historic Structures



Map 17- Jayson-Newfield Development

Barnum Train Station

812-1026 Barnum Avenue; 1677-1695 Seaview Avenue



Source: News 12 Connecticut



Source: Greater Bridgeport Regional Council

State/City Partnership

East Side Neighborhood

Estimated \$48 M new commuter rail station on site of former Remington Arms factory.

Funding Sources: U.S. DOT; HUD & EPA's Partnership for Sustainable Communities; State of CT

Current Status: Demolition, remediation, site work, and planning in progress; Station Design 2016; Construction Start 2017; Operational 2018

Economic Impact: 400 permanent and temporary jobs

Public Benefits: Brownfield Remediation; Neighborhood Revitalization; Transit-Oriented Development (TOD); East Bridgeport Development Corridor



Map 18- Development Initiatives

Bridgeport Fuel Cell Park

1366 Railroad Avenue



Source: Environmental Headlines

Operator- FuelCell Energy Inc.

Owner- Dominion

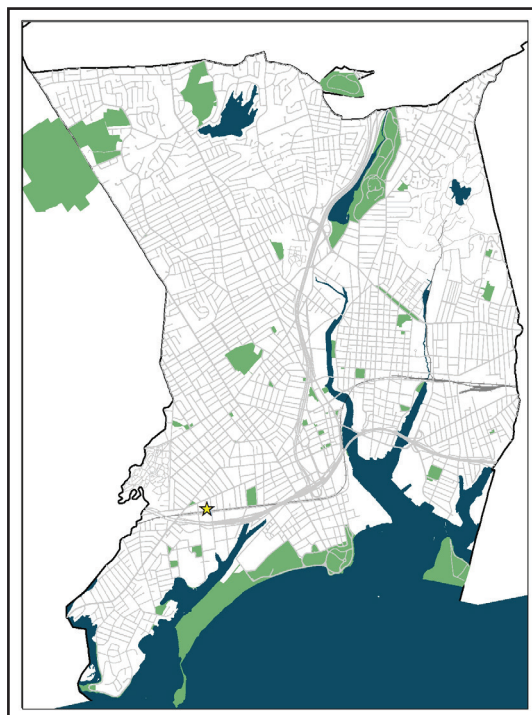
14.9 Megawatt Fuel Cell Power Plant. Largest fuel cell plant in North America; \$65 M facility

Funding Sources: Clean Energy Finance and Investment Authority; Bridgeport Tax Incentives; Private Equity

Current Status: Completed December 2013

Economic Impact: Provides enough green energy to power 15,999 homes, \$250,000 annual real estate taxes

Public Benefits: Increases State's Green Energy Portfolio; Improves Regional Power Transmission; Anchors City's Eco-Technology Park; Remediate Former Brownfield Site



Map 19- Bridgeport Fuel Cell Park

Cherry Street Lofts

375 Howard Avenue



Source: Bridgeport Regional Business Council

Corrus Capital Partners; 914-395-1180

West Side/West End Neighborhood

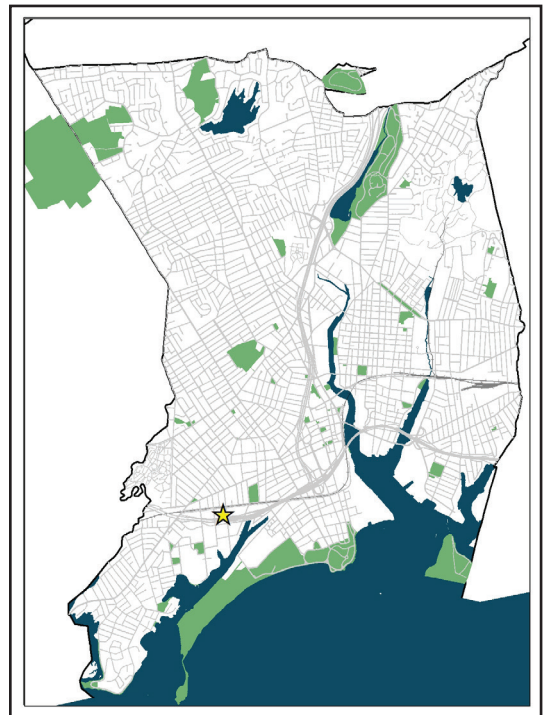
\$44 M mixed-use renovation of 5.1 acre former industrial complex into 321 loft apartments and 60,000 sf anticipated to include a charter school, neighborhood grocery and recreational space.

Funding Sources: CHFA; AFL-CIO Housing Investment Trust; DECD Brownfields Funding; Private Equity; City Acquisition Financing

Current Status: Phase 1 Start Q3 2015; Phase 2 Start Q3 2016

Economic Impact: 125 construction jobs, 5 permanent management jobs, up to 100 permanent jobs in commercial component

Public Benefits: Adaptive Reuse of Historic Structures; LEED Certified Buildings; Neighborhood Development; Brownfield Remediation



Map 20- Cherry Street Lofts

Harding High School

1285 Boston Avenue



Source: Antinozzi Associates



Source: Antinozzi Associates

City of Bridgeport

Mill Hill Neighborhood

\$78 M new construction of high school with 144,000 SF, 800-student facility on a 17 acre site with athletic complex, full football and softball fields. School will double as a community center during summer and non-peak hours.

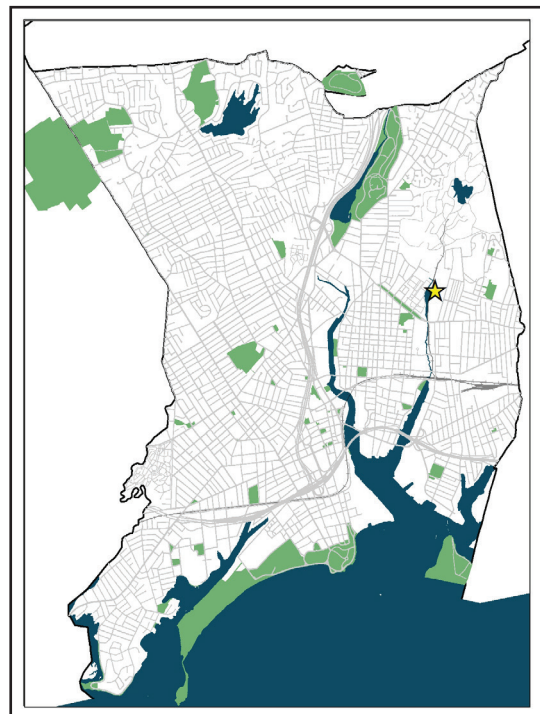
Funding Sources: School Improvement Grant (SIG); City Bonding

Current Status: Construction to begin in 2016

Economic Impact: 180 construction jobs

Green Features: LEED Silver Certification by US Green Building Council

Public Benefits: East Bridgeport Development Corridor



Map 21- Harding High School

Jewish Senior Services

4200 Park Avenue



Source: Connecticut Jewish Ledger

The Jewish Center for Community Services and The Jewish Home for the Elderly of Fairfield County
www.jhe.org

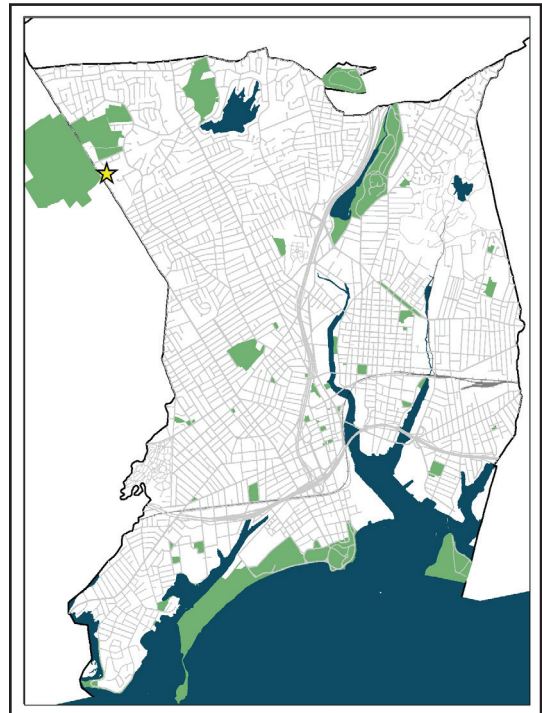
North End Neighborhood

\$94 M new construction of 376,000 sf intergenerational campus offering the first “household” model nursing home in the state

Funding Sources: HUD; Private Equity

Current Status: Construction begun

Economic Impact: 780 permanent and temporary jobs to be created



Map 22- Jewish Senior Services

Steelpointe Harbor



Source: Bridgeport Landing Development



Source: Bridgeport Landing Development

Bridgeport Landing Development
www.bldsteelpointe.com; 203-330-8200

East Side Neighborhood

2.8 million sf mixed-use, waterfront development. Expected build-out will have 800,000 sf retail, 200,000 sf commercial/office, 300,000 sf hotel/meeting area, 250-slip marina and 1000-1500 residential units

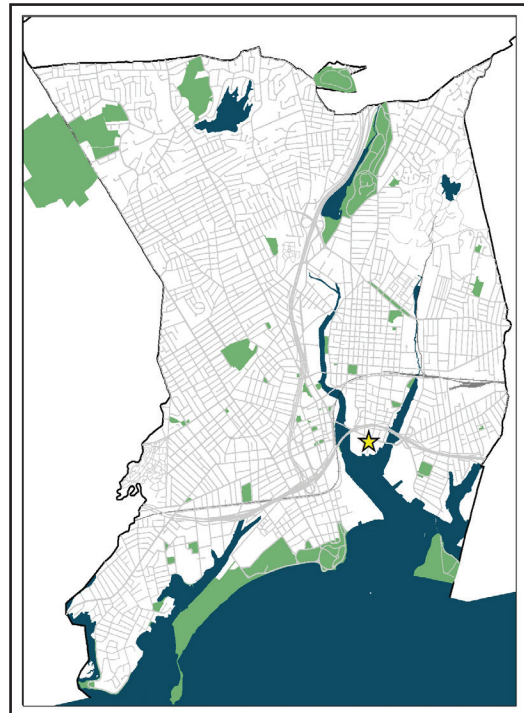
Funding Sources: Tax Increment Bonds--Connecticut Innovations Inc.; Tax Increment Financing (TIF); TIGER; Private Equity

Current Status: First phase to open Q4 2015, Bass Pro Shops, Starbucks, Chipotle Mexican Grill; Phase II to open Q3 2017, Cinopolis luxury 12-screen cinema complex

Economic Impact: 450 permanent and temporary jobs

Green Features: Transit-Oriented Development (TOD); Development to Comply with Green Building Standards

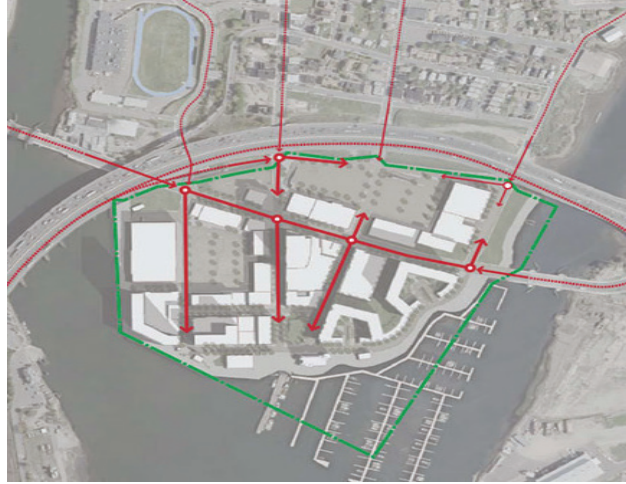
Public Benefits: Waterfront Recapture; Brownfield Remediation



Map 23- Steelpointe Harbor

TIGER

(Transportation Investment Generating Economic Recovery Grant)
Stratford Avenue



Source: Bridgeport Landing Development

City of Bridgeport East Side Neighborhood

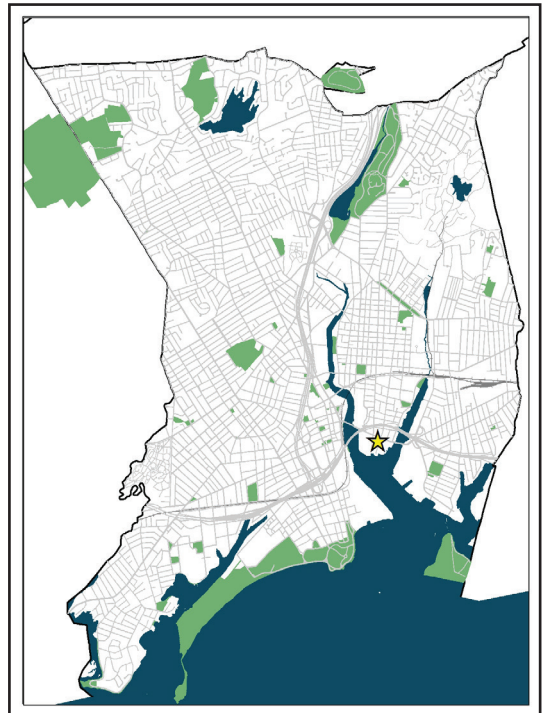
The \$44.7 M roadway improvements project will reconstruct and modernize 4.6 lane-miles of urban minor arterial roadways and 0.75 miles of pedestrian/bicycle pathways in the city. Modeled on the 'complete streets' concept, improvements will include roadway reconstruction, the addition of bikeways and enhanced landscaping, as well as better pedestrian connections to the surrounding neighborhoods, Bridgeport's downtown intermodal transportation center, and the public waterfront.

Funding Sources: U.S. Department of Transportation; Private Equity

Current Status: Underway

Economic Impact: 370 permanent and temporary jobs created

Public Benefit: Neighborhood Revitalization; Waterfront Recapture; Transit-Oriented Development (TOD)



Map 24- TIGER

Pleasure Beach



City of Bridgeport

East End Neighborhood

71 acre peninsula inaccessible to the public for almost 20 years, reopened in June, 2015.

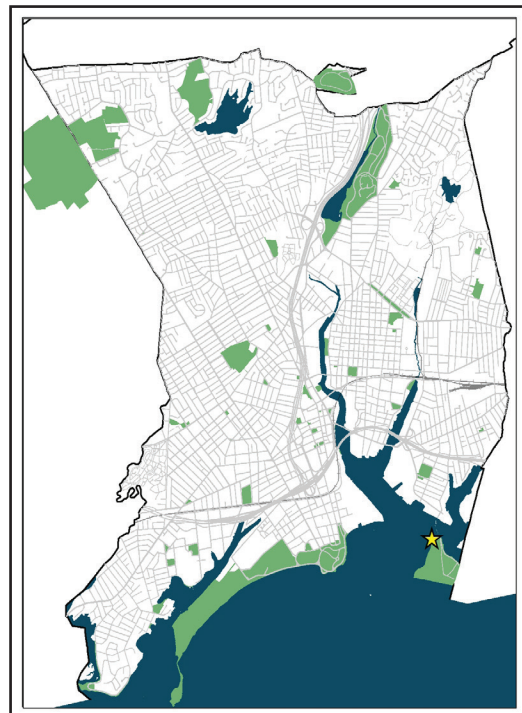
- \$8 M for two water taxis, development of the beach and concession stand
- \$2 M US Army Corps of Engineers investment to repair breakwaters off shoreline

Funding Sources: Phase I- City Funds; American Recovery and Reinvestment Act; DEEP

Current Status: Water taxis operational in 2014, carried 250,000 during 3 months of operation in 2014.

Green Features: Beach and habitat restoration

Public Benefit: Waterfront Recapture; Neighborhood Revitalization



Map 25- Pleasure Beach

Chapter 4: Neighborhoods

4.1 Neighborhoods of Bridgeport

Neighborhoods are places where people live, work or recreate. They can be defined in many ways depending upon the person and their needs at the moment. While a sense of a neighborhood's boundaries may differ from person to person, the 2008 Master Plan of Conservation and Development delineated 13 city neighborhoods, mainly according to census tract boundaries. Neighborhood Revitalization Zones (NRZs) also exist within several of the identified neighborhoods, and the two sets of boundaries may or may not match. In this Briefing Book, the City refined the neighborhood boundaries of the Master Plan by utilizing natural boundaries such as highways and railroad tracks to more accurately define, from a planning purpose, each neighborhood.

Creating neighborhoods of choice is what the City pursues. Neighborhoods that people choose to visit and live in. Neighborhoods where there are retail services, public services, schools and parks/open space that serve the needs of all who live and work there. Neighborhoods that provide a range of housing options.

The following pages detail demographic, housing and community asset information for each of Bridgeport's 13 neighborhoods:

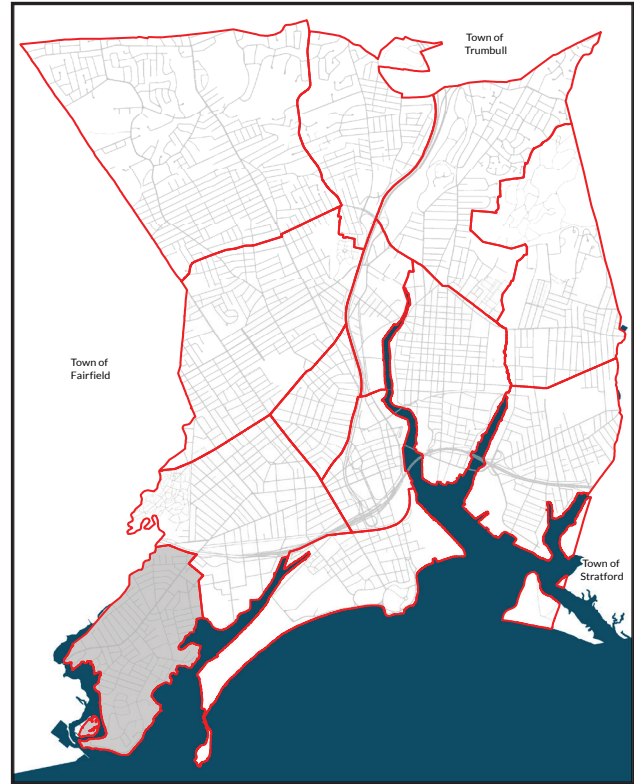
Black Rock
Brooklawn/St Vincent's
Downtown
East End
East Side
Enterprise
Hollow
Mill Hill
North End
Reservoir
South End
Upper East Side
West Side/West End

4.2 Black Rock Neighborhood Profile

The Black Rock neighborhood is located in the south-western corner of the city. It is bounded by the town of Fairfield to the west, Long Island Sound to the south, Black Rock Harbor to the east, and the West Side/ West End neighborhood to the north. Fairfield Avenue is the main commercial corridor, and serves as a gateway into the city from the town of Fairfield. Census tracts 701 and 702 make up this neighborhood.

This neighborhood falls within Bridgeport City Council District 130, Connecticut Senatorial District 22 and Connecticut Assembly District 129. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

This neighborhood is seen as the most desirable and affluent neighborhood in Bridgeport due to the large stately homes overlooking Long Island Sound. The varied residential stock includes three historic districts. The population of Black Rock increased by 2% between 2000 and 2010. U.S. Census projections through 2019 indicate a relatively steady population increase for the neighborhood.

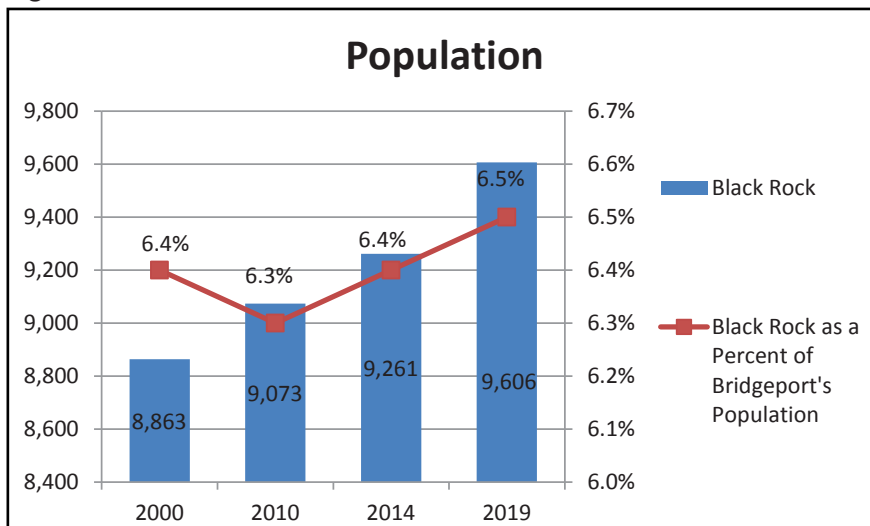


Map 26- Black Rock

Source: Office of Planning and Economic Development

4.2.A Demographics

Figure 12a



Source: U.S. Census Bureau Decennial 2010

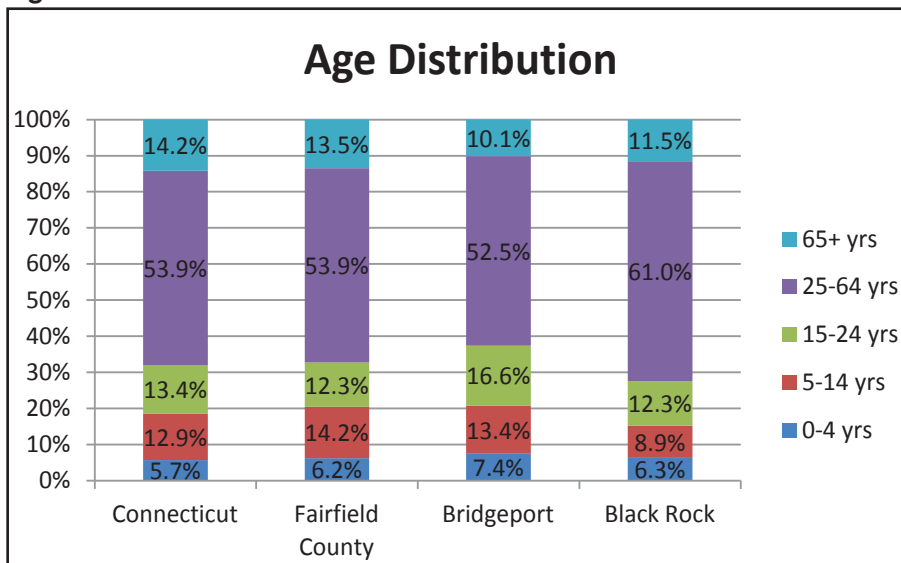
Population Density:

9,309
Persons per square mile in BLACK ROCK

9,014
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

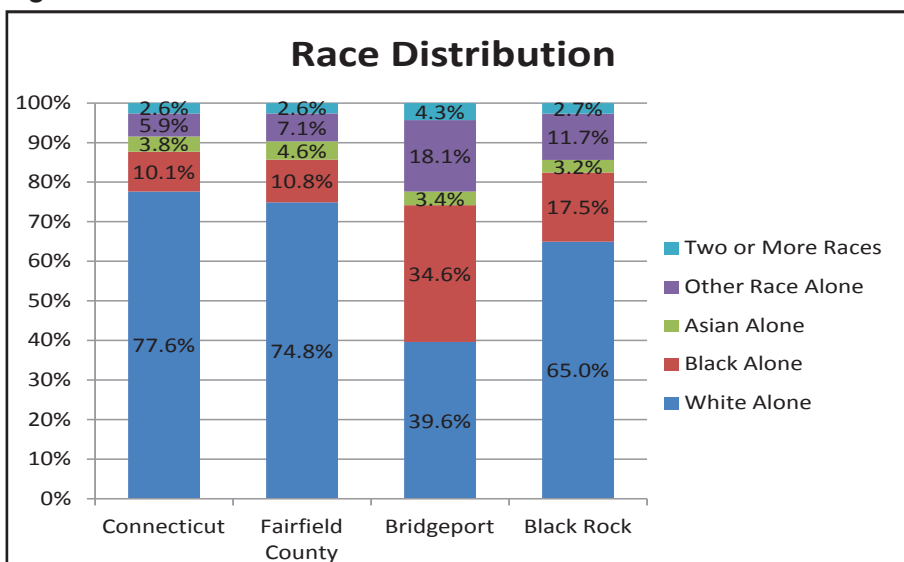
Figure 12b



Source: U.S. Census Bureau Decennial 2010

The population is primarily composed of persons aged 25 and above, with only 15% of the population under 14 years of age. Two factors may be involved with the low percentage of children. One being that higher income earners typically have fewer children, and the other that the neighborhood could be experiencing a phase where it is dominated by empty nesters.

Figure 12c



Source: U.S. Census Bureau Decennial 2010

The racial makeup of Black Rock is predominantly white, at 65%. Those also reporting Hispanic Origin make up 30% of the population. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Hispanic Origin:

29.5%
of BLACK ROCK
population

38.2%
of BRIDGEPORT
population

16.9%
of FAIRFIELD
COUNTY population

13.4%
of CONNECTICUT
population

Source: U.S. Census Bureau
Decennial 2010

Figure 12d

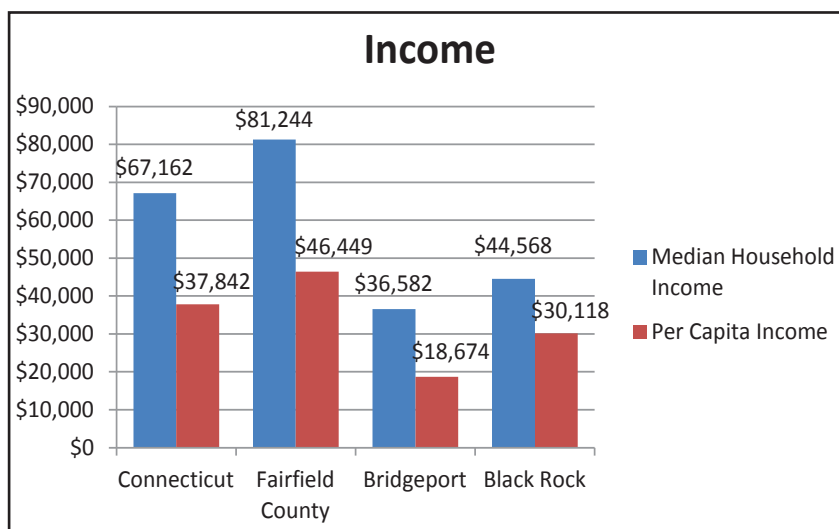
Educational Attainment (Adults over 25 years of age)						
	Bridgeport			Black Rock		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	25.6%	20.4%	15.7%
High School or GED	31.3%	31.3%	32.7%	26.3%	25.8%	21.2%
Some college, no degree	14.9%	16.8%	19.2%	20.5%	18.6%	16.9%
Associate's Degree	4.2%	4.7%	6.1%	5.8%	4.9%	5.5%
Bachelor's Degree	7.6%	7.7%	10.1%	15.5%	21.2%	22.8%
Master's/Professional Degree	4.0%	4.5%	5.8%	6.4%	9.2%	17.8%
Total Population	104,675	84,458	88,981	7,336	6,402	6,326

Source: American Community Survey 2008-2012

Educational attainment for those persons over 25 years of age has improved substantially for residents of Black Rock since 1990. During that time the Black Rock adult population has reduced the number of res-

idents without high school or GED degrees, and increased the number of those with a four-year degree or more.

Figure 12e



Source: U.S. Census Bureau Decennial 2010

4.2.B Housing

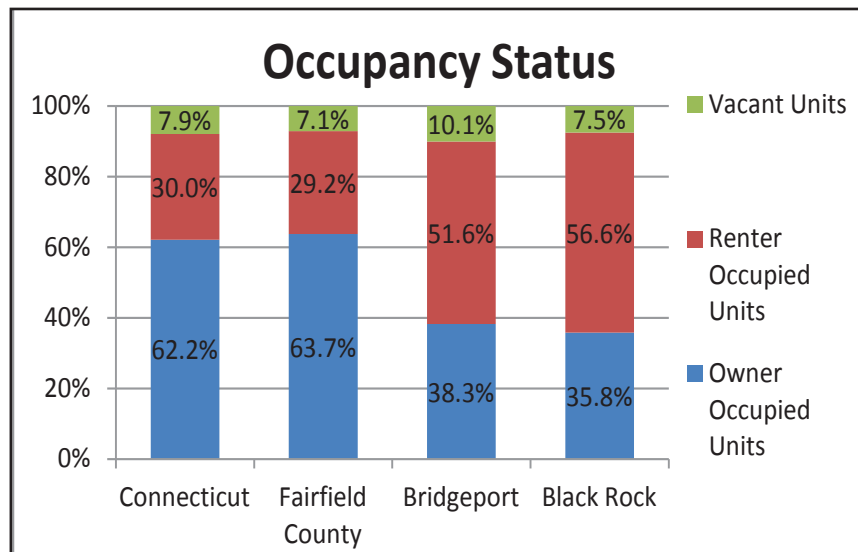
Figure 12f

	Households	Average Household Size
Black Rock	4,201	2.16
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

The average household size in Black Rock is 2.16 persons, smaller than that of Bridgeport at 2.72 persons. This is to be expected with fewer children in the neighborhood. Black Rock has a large percentage, 46%, of single-family units and duplexes, as evidenced by the majority of housing units south of Fairfield Avenue. The two historic districts contribute to the median year that housing structures were built in Black Rock as being 1947.

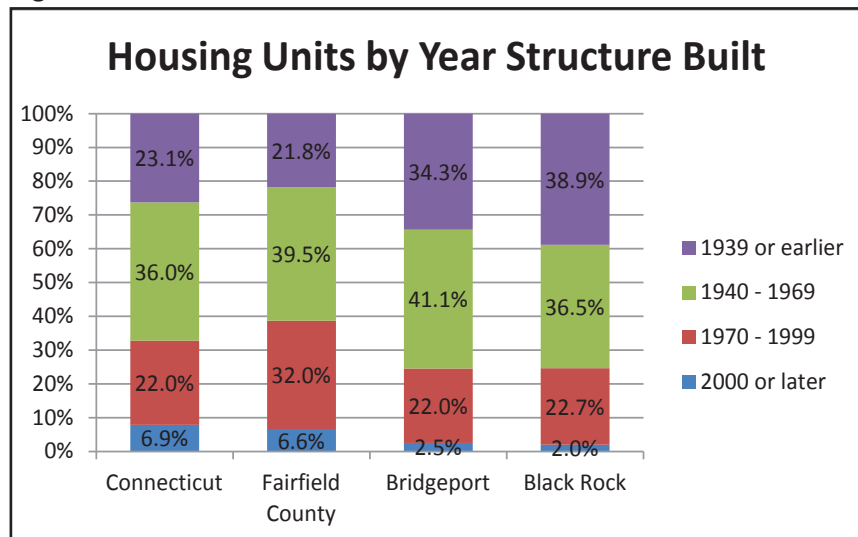
Figure 12g



Source: U.S. Census Bureau Decennial 2010

**Median year
built: 1947**

Figure 12h



Source: American Community Survey 2008-2012

2014 Median
Home Value:

\$250,873

for BLACK ROCK homes

\$184,633

for BRIDGEPORT homes

\$398,703

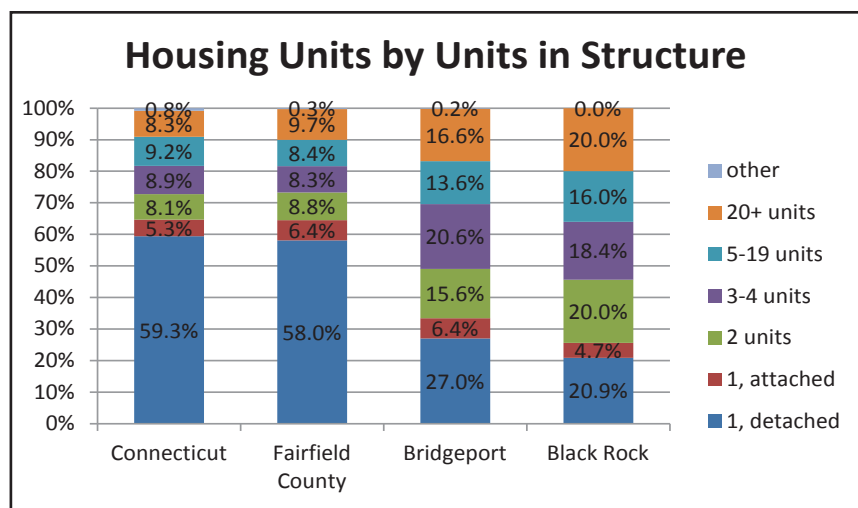
for FAIRFIELD COUNTY homes

\$247,842

for CONNECTICUT homes

Source: U.S. Census Bureau Decennial 2010

Figure 12i



Source: American Community Survey 2008-2012

4.2.C Employment

The majority of businesses, 26%, in Black Rock fall into the categories of Construction or Administrative & Support & Waste Management & Remediation Services. This latter, catchall category includes back office businesses such as employment or job search agencies, telemarketing or answering services, business service centers, stenographers and collection agencies. Additional types of businesses in this category include security and investigative services, locksmith, exterminator, janitor and landscaper. The final type of businesses include waste collection and dis-

posal, remediation and materials recovery, and septic tank and related services. In Black Rock the dominant business in this category is landscaping businesses, which can be found throughout the neighborhood. As for the 2,100 employees who come into Black Rock to work, the majority work in Retail Trade, with Stop & Shop being a major contributor.

Black Rock has over 2,100 jobs. Three of the largest employers are Goodwill of Western and Northern CT, Identification Products, and Stop & Shop.

The top five categories of types of businesses physically located within the Black Rock neighborhood are the following:

Figure 12j

Business Categories	Black Rock	Bridgeport
Administrative & Support & Waste Mgmt & Remediation Services	15.0%	12.2%
Construction	10.9%	12.4%
Professional, Scientific & Tech Services	9.6%	9.2%
Other Services (except Public Administration)	9.2%	10.2%
Retail Trade	8.2%	9.6%

Source: Dun & Bradstreet 2014

The top five categories for all jobs within Black Rock are the following:

Figure 12k

Employee Categories	Black Rock	Bridgeport
Retail Trade	13.4%	4.5%
Administrative & Support & Waste Mgmt & Remediation Services	11.9%	51.4%
Construction	10.9%	3.5%
Educational Services	8.1%	4.0%
Other Services (except Public Administration)	8.1%	3.4%

Source: Dun & Bradstreet 2014

4.2.D Community Assets



Map 27- Black Rock Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Longfellow School, 139 Ocean Terrace, is a public school hosting students in grades PreK-8. The school is currently undergoing major construction, with a larger updated 500 student facility targeted to open in September 2015 on the same site. Due to the construction activities, students have been attending nearby schools.

Black Rock School, 545 Brewster Street, is a pub-

lic school hosting 406 students in grades K-8 for the 2014-2015 school year. Major renovations, expected for completion in September 2015, are underway at the school, but the students are still able to use the facility. The Lighthouse Program, an after school program, is offered at this school.

Public Safety

Fire Engine #7 and Ladder #11 are located at 245 Ocean Terrace.

Library

The Black Rock Library Branch, 2705 Fairfield Avenue, currently holds 47,000 items. The building underwent significant renovations in 2003.

Senior & Community Centers

The Black Rock Senior Center, 2676 Fairfield Avenue, offers a variety of activities.

The Burroughs Community Center, 2470 Fairfield Avenue, provides a variety of adult programs. A number of non-profit organizations have offices within the building, and together with other organizations provide a variety of programs and services in the community center. The website is www.burroughscc.org.

The Wakeman Boys & Girls Club Smilow-Burroughs Clubhouse is located at 2414 Fairfield Avenue, next door to the Burroughs Community Center, and provides a variety of youth programs. The website is www.wakemanclub.org.

Open Space/Parks

There are several parks and open spaces in the Black Rock neighborhood.

- Capozzi Property bird sanctuary – Gilman Street; over 1 acre site next to St. Mary's-By-The-Sea.
- Longfellow Park – Ocean Terrace; this nearly 3 acre park has 1 baseball field and 2 hard courts for sports, and a playground.
- Ellsworth Field – Ellsworth Street; 5 acre park at Burr Creek with a splash pad, 3 baseball fields, 2 hard courts for sports.
- Seabright Park – Seabright Avenue; just under 1 acre beach.
- St. Mary's By-The-Sea – Eames Boulevard; a waterfront promenade of over 7 acres that allows for picnic and fishing.

4.2.E Development Activities/Plans

Activities

There are several economic development projects in various stages of development within the Black Rock neighborhood. Properties being redeveloped include

the former Connecticut Limousine site, as well as re-use of the former Whittier School into housing.

Redevelopment Plans

The Black Rock Neighborhood Revitalization Zone (NRZ) created a plan in 2008 which addressed issues in the categories of environment and open space; arts, culture, and entertainment; zoning, land use, and historic preservation; business and economic development; design review and development standards; circulation, access, transportation, and parking; quality of life; and education.

4.2.F Zoning/Historic Districts

Eighty percent of the land in Black Rock is zoned residential. One quarter of the residentially zoned land is R-AA, the largest residential lot found in the city. Black Rock is the only neighborhood to have this zoning designation, and it is located in the southern point of the neighborhood. Much of the residential zoned land is R-B (2-family) or R-C (multi-family). The eastern half of the neighborhood is more densely populated, driving the need for R-B zoning on the south of Fairfield Avenue, and the R-C zoning on the north side. There are several locations of R-C zoning throughout the neighborhood so as to accommodate several condominium complexes.

Of the remaining zoning in Black Rock, the bulk of it is Office-Retail, which is found along Fairfield Avenue. This zone accommodates office, commercial and retail uses, along with multi-family residential uses.

There are two national register historic districts within the Black Rock neighborhood. Black Rock Garden Historic District is located at Fairfield and Brewster Streets, and is a post-WWII housing development. Black Rock (Harbor) Historic District is a collection of older homes primarily located along Ellsworth Street, Seabright Avenue and Beacon Street. Historic District Commission #1 oversees all exterior structural improvements within each of these districts.

4.2.G Transportation

Bus Routes

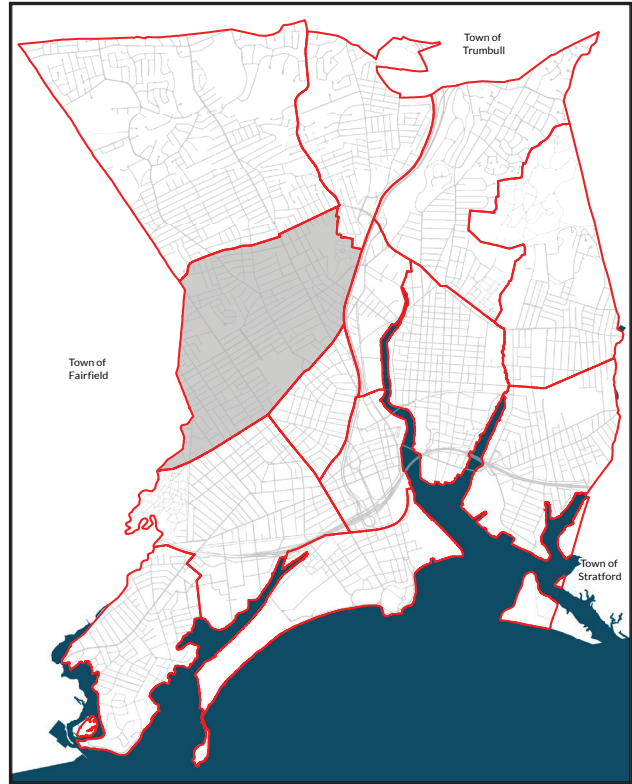
Greater Bridgeport Transit operates Route 5 in this neighborhood, with the route end points being the downtown bus station and the Brewster Street/Canfield Avenue intersection. The Milford to Norwalk Costal Link also has stops along Fairfield Avenue.

4.3 Brooklawn/ St Vincent's Neighborhood Profile

This neighborhood is located in the mid-western area of Bridgeport. It is bordered by the town of Fairfield to the west, the neighborhoods of West Side/West End and Hollow to the south, Enterprise and Reservoir neighborhoods to the east, and the North End neighborhood on the north. North Avenue, Route 1, is the gateway from the town of Fairfield. Main Street, Madison Avenue and portions of North Avenue provide commercial services to the area. All, or portions of, census tracts 718 through 723 are located within this neighborhood.

The Brooklawn/St Vincent's neighborhood falls within Bridgeport City Council Districts 132, 133 and 136, Connecticut Senatorial Districts 22 and 23, and Connecticut Assembly Districts 126 through 129. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

This neighborhood is known for its Victorian style homes, and as the location of St. Vincent's Medical Center, one of two hospitals in Bridgeport. A portion of the Stratfield Historic District is located within this neighborhood.

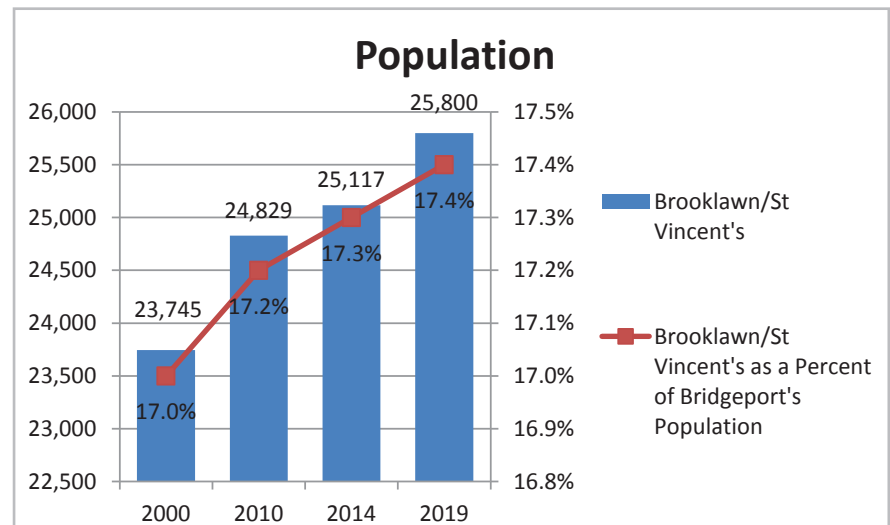


Map 28- Brooklawn/ St Vincent's

Source: Office of Planning and Economic Development

4.3.A Demographics

Figure 13a



Source: U.S. Census Bureau Decennial 2010

The most populous neighborhood, Brooklawn/St Vincent's population has increased by 21% since 2000, which stands in contrast to an increase in the overall Bridgeport population of 3.4% for that same duration.

The age distribution in this neighborhood closely mirrors that of Bridgeport, with 35% being under 24 and 55% being 25-64 years of age. The Brooklawn/St Vincent's neighborhood is the second most dense neighborhood in Bridgeport, at 13,976 persons per square mile. This is 55% higher than the population density of Bridgeport.

The racial makeup of this neighborhood, much like the age distribution, is quite similar to that of Bridgeport overall. Thirty percent report as black alone and forty-four percent report as white alone. Those also reporting Hispanic Origin make up nearly 33% of the population. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Population Density:

15,273

Persons per square mile in
BROOKLAWN/
ST VINCENT'S

9,014

Persons per square mile in
BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

32.8%

of BROOKLAWN/
ST VINCENT'S
population

38.2%

of BRIDGEPORT
population

16.9%

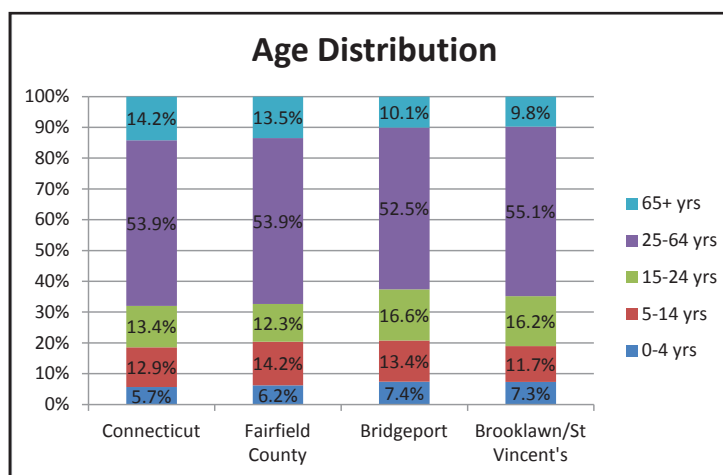
of FAIRFIELD
COUNTY population

13.4%

of CONNECTICUT
population

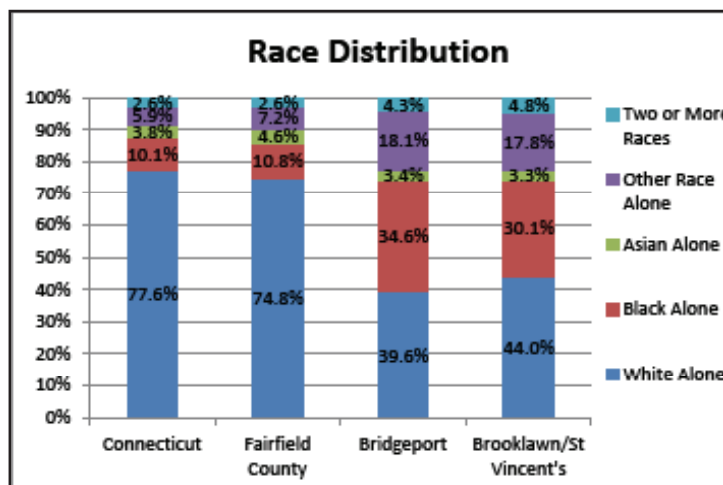
Source: U.S. Census Bureau Decennial 2010

Figure 13b



Source: U.S. Census Bureau Decennial 2010

Figure 13c



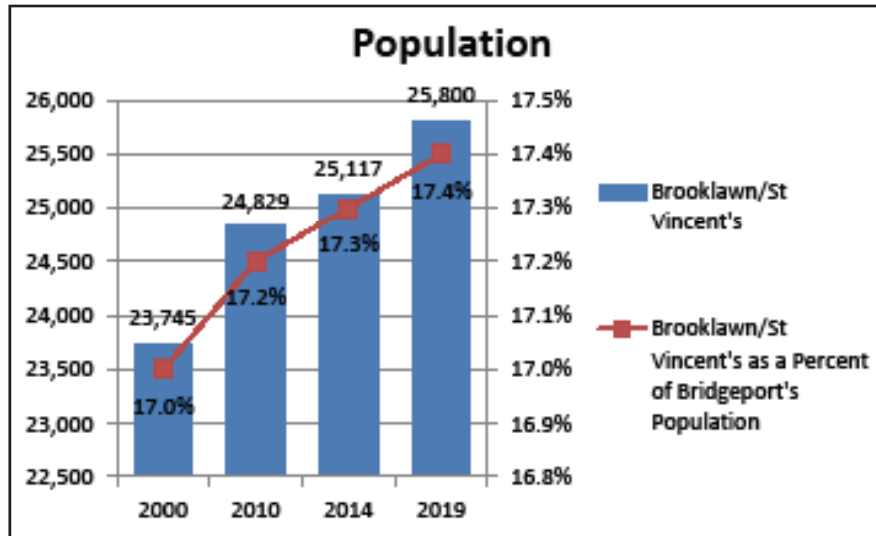
Source: U.S. Census Bureau Decennial 2010

Figure 13d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			Brooklawn/St Vincent's		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	30.8%	28.6%	25.5%
High School or GED	31.3%	31.3%	32.7%	31.4%	32.0%	31.2%
Some college, no degree	14.9%	16.8%	19.2%	15.4%	19.1%	19.2%
Associate's Degree	4.2%	4.7%	6.1%	4.7%	5.2%	6.2%
Bachelor's Degree	7.6%	7.7%	10.1%	11.5%	8.4%	10.8%
Master's/Professional Degree	4.0%	4.5%	5.8%	6.2%	5.1%	7.2%
Total Population	104,675	84,458	88,981	18,438	16,931	15,704

Source: American Community Survey 2008-2012

Figure 13e



Source: U.S. Census Bureau Decennial 2010

4.3.B Housing

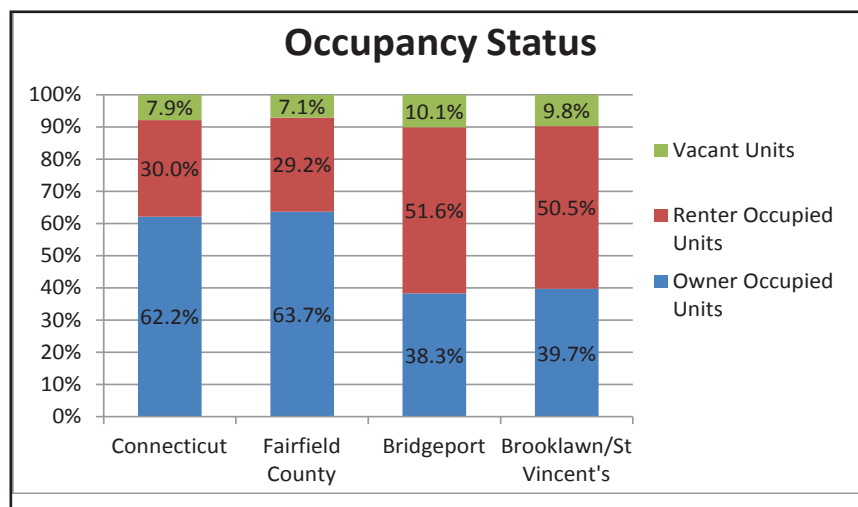
Figure 13f

	Households	Average Household Size
Brooklawn/St Vincent's	8,761	2.72
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

The bulk of housing stock was built between 1940 and 1969 (46%), but there is a significant percentage built earlier (32%), to make the median year built 1947. While 27% of the housing units in the Brooklawn/St Vincent's neighborhood are found in single family structures, 50% of the residents are renters. This data supports the land use pattern of single family homes being prevalent in the western portion of the neighborhood and multifamily homes being located along and in between the Main Street and Madison Avenue spines.

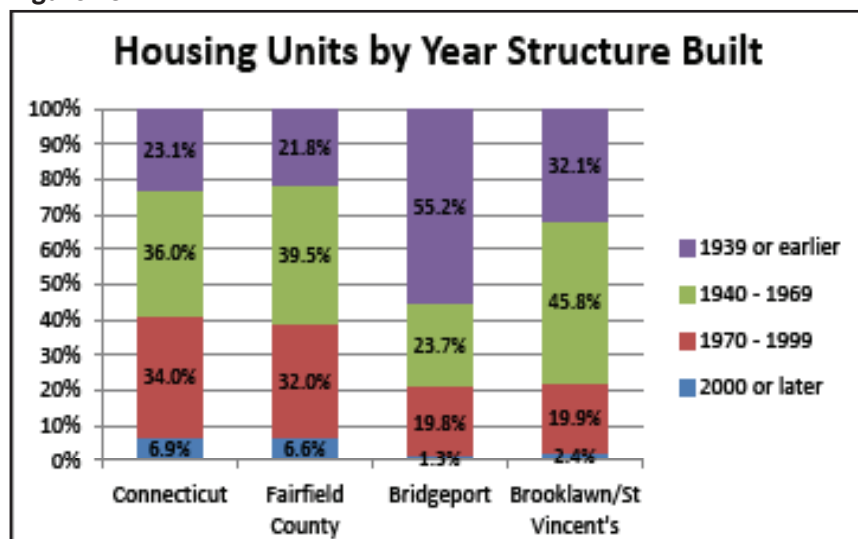
Figure 13g



Source: U.S. Census Bureau Decennial 2010

Median year built: 1947

Figure 13h



Source: American Community Survey 2008-2012

2014 Median Home Value:

\$191,114
for BROOKLAWN/
ST VINCENT'S homes

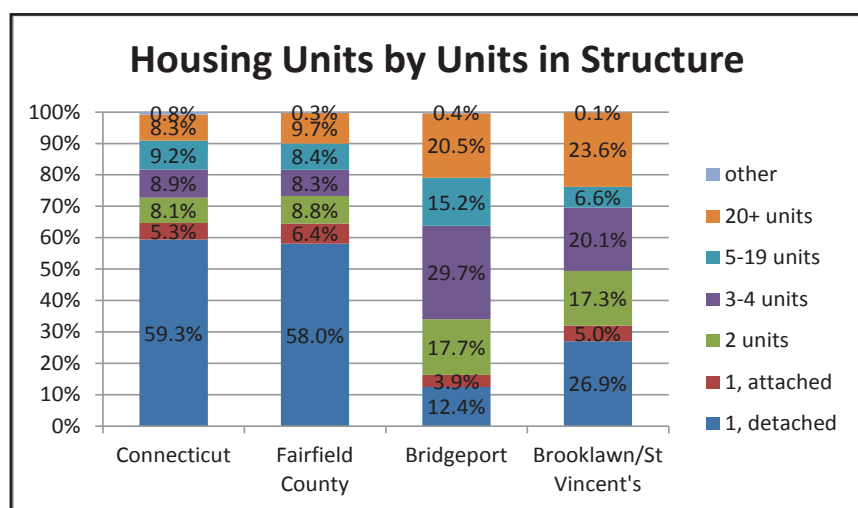
\$184,633
for BRIDGEPORT
homes

\$398,703
for FAIRFIELD
COUNTY homes

\$247,842
for CONNECTICUT
homes

Source: U.S. Census Bureau Decennial 2010

Figure 13i



Source: American Community Survey 2008-2012

4.3.C Employment

The majority of businesses, 30%, in Brooklawn/St Vincent's are categorized as either Construction or a catchall category titled Administrative & Support & Waste Management & Remediation Services. This latter category includes back office businesses such as employment or job search agencies, telemarketing or answering services, business service centers, stenographers and collection agencies. Additional types of businesses in this category include security and investigative services, locksmith, exterminator, janitor and landscaper. The final type of businesses include waste collection and disposal, remediation and materials re-

covery, and septic tank and related services. As for jobs found within the neighborhood, 40% fall within the Administrative & Support & Waste Management & Remediation Services category. There are over 5,900 jobs in the Brooklawn/St Vincent's neighborhood, according to Dun and Bradstreet in the US Census. Large employers in the neighborhood include St Vincent's Medical Center, with over 1,500 employees; The Watermark at 3030 Park; and the three public schools located within the neighborhood.

The top five categories of types of businesses physically located within the Brooklawn/St Vincent's neighborhood are the following:

Figure 13j

Business Categories	Brooklawn/St Vincent's	Bridgeport
Construction	16.6%	12.4%
Administrative & Support & Waste Mgmt & Remediation Services	13.8%	12.2%
Retail Trade	10.6%	9.6%
Other Services (except Public Administration)	8.4%	10.2%
Professional, Scientific & Tech Services	8.2%	9.2%

Source: Dun & Bradstreet 2014

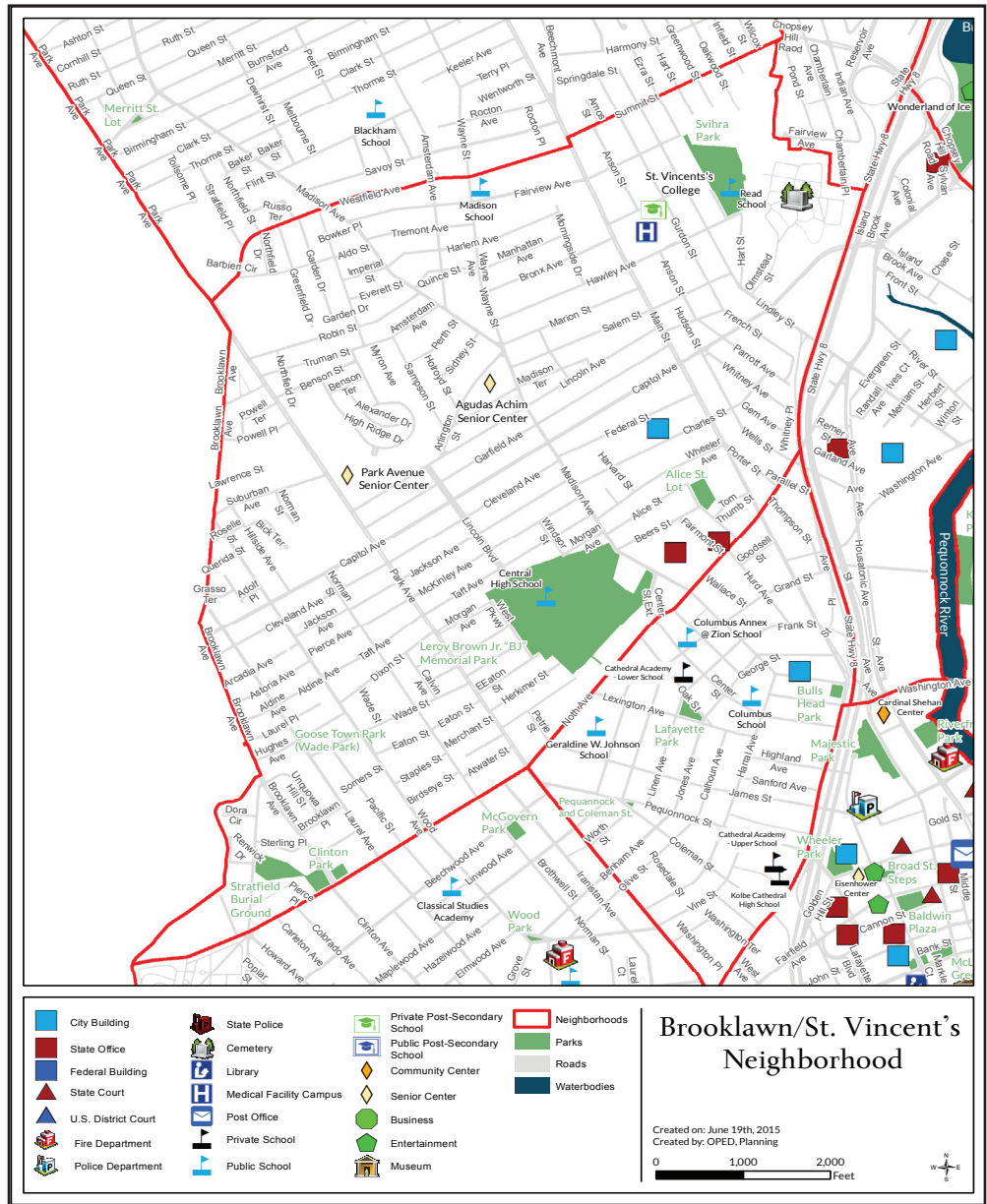
The top five categories for all jobs within Brooklawn/St Vincent's are the following:

Figure 13k

Employee Categories	Brooklawn/St Vincent's	Bridgeport
Administrative & Support & Waste Mgmt & Remediation Services	39.1%	51.4%
Educational Services	10.0%	4.0%
Health Care & Social Assistance	9.9%	4.9%
Construction	7.0%	3.5%
Retail Trade	6.6%	4.5%

Source: Dun & Bradstreet 2014

4.3.D Community Assets



Map 29- Brooklawn/St Vincent's Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Central High School, 1 Lincoln Boulevard, enrolled 1,840 students for the 2013/2014 academic year. A college prep magnet is part of the curriculum. This school offers a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services. In addition, adult education classes are held at Central High School. www.bridgeportedu.com

Madison School, 376 Wayne Street, provided educa-

tion for 540 students in grades K-6 throughout the 2013-2014 school year. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Read School, 130 Ezra Street, is a public Pre-K-8 school with a 2013/2014 enrollment of 846 students. The Lighthouse Program, an after school program, is offered at this school. This school offers a school-based health center, which provides medical, dental, mental

health counseling, outreach and parent aide services.
www.bridgeportedu.com

St. Vincent's College is a medical school associated with St. Vincent's Medical Center which trains students in nursing and allied health fields.

Senior & Community Centers

Two senior centers are located within the Brooklawn/St Vincent's neighborhood. Agudas Achim Senior Center is located at 85 Arlington Street, while the Park Avenue Senior Center is found at 2540 Park Avenue.

Open Space/Parks

There are several parks and open spaces located within the Brooklawn/St Vincent's neighborhood:

- Alice Street Playground – Alice and Sedgewick Streets; a 1 acre playground area
- Clinton Park –Clinton and North Avenues; 1 acre passive green space
- Goose Town Park (Wade Park) – small passive area along Wood Avenue
- Leroy Brown Jr Memorial/Beechwood Park – Madison Avenue and Lincoln Boulevard; over 30 acres of recreational fields and open space behind Central High School provides a football stadium, baseball/softball fields, basketball court, bocce ball court and tennis courts.
- Stratfield Burial Ground and Park – Briarwood Avenue; over 2 acre inactive cemetery that is maintained as a passive park, along with additional open space.
- Svihra Park - Hawley Avenue and Ezra Street; 2 acres of undeveloped land behind Read School with walking trails.

City/State/Federal Offices

The Board of Education Nutrition Center is located at 113 Federal Street. This facility distributes food to each of the city's public schools.

The State Department of Correction manages a state correctional facility and related parole offices at 1106 North Avenue.

Places of Worship

Several places of worship are located within this neighborhood, including but not limited to, Olivet Congregational Church.

4.3.E Zoning/Historic Districts

All but 13% of the land area in Brooklawn/St. Vincent's neighborhood is residentially zoned. Forty-three percent of the land area is zoned Residential-A, single-family. Residential-B, two-family, is found along the western side of Madison Avenue, while Residential-C, multi-family, is located primarily between Lindley Street and Madison Avenue.

A portion of the local Stratfield Historic District is located along Clinton and Laurel Avenues, extending north from the adjacent West Side/West End neighborhood. The Stratfield Historic District Commission oversees all exterior structural improvements within that district.

4.3.F Transportation

Bus Routes

Greater Bridgeport Transit bus routes that traverse this neighborhood include:

- Route 3 – connects the Westfield Trumbull Mall to the bus station downtown, via Madison Avenue.
- Route 8 - connects the Westfield Trumbull Mall to the bus station downtown, via Main Street.
- Route 10 – traverses a portion of Route 1, North Avenue, in this neighborhood, with endpoints in Fairfield and Stratford.
- Route 17 – traverses Route 1, North Avenue, and Park Avenue, with endpoints being the bus station and Success Park.

4.3.G Miscellaneous

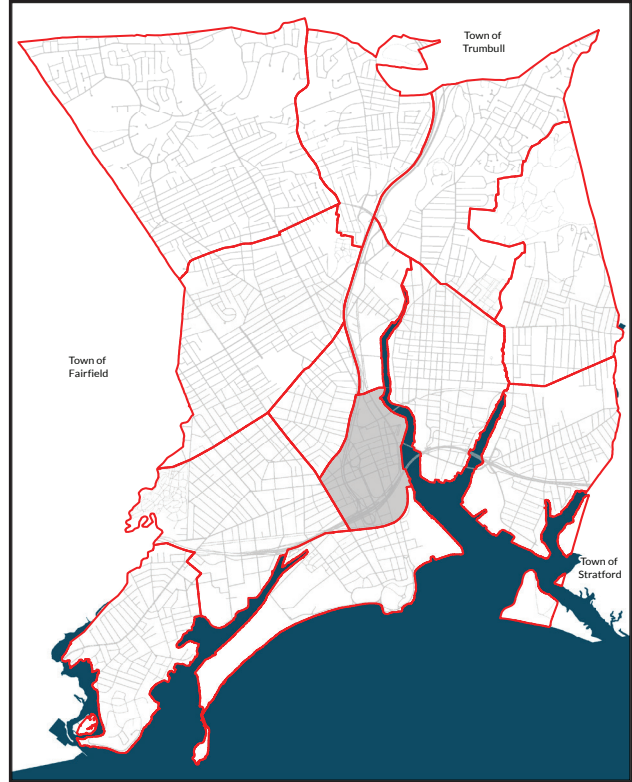
St. Vincent's Medical Center, 2800 Main Street, is one of two hospitals in Bridgeport. This medical facility provides a range of care, and offers walk-in clinics throughout the region. A medical school is located on the campus which offers degrees in nursing and radiology, as well as several certificate and online courses. The medical facility and campus have been undergoing extensive renovations and expansion. www.stvincents.org

Park Cemetery is located at 620 Lindley Street.

4.4 Downtown Neighborhood Profile

The Downtown neighborhood is located in the south central area of Bridgeport, at the head of Bridgeport Harbor. It is bounded by the Enterprise neighborhood to the north; Route 8/25 on the west; South End neighborhood and Bridgeport Harbor to the south, and the Pequonnock River to the east. Downtown serves as the heart of the city, hosting the Inter-Modal Transit Center as well as four courthouses, City Hall and the Margaret E. Morton Government Center, People’s United Bank Financial headquarters, and a host of additional office and retail.

Downtown falls within census tract 706, Bridgeport Council District 131, Connecticut Senatorial District 23 and Connecticut Assembly Districts 124 and 130. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

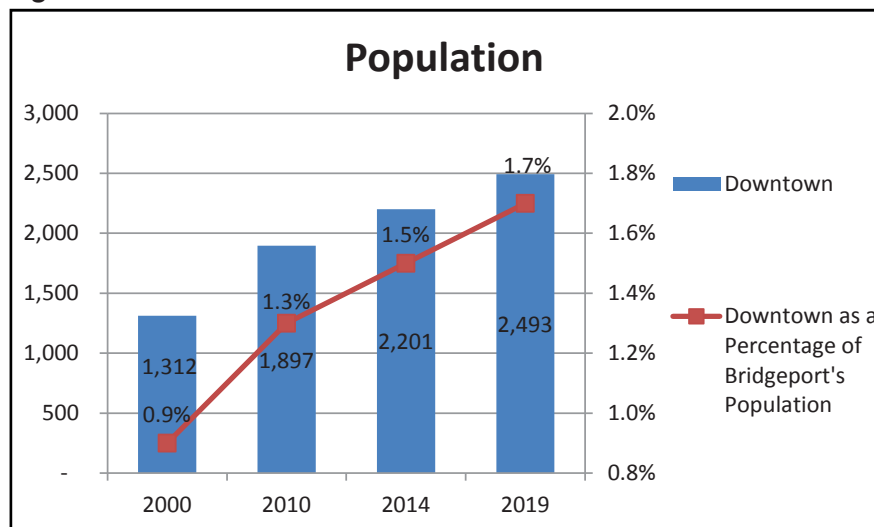


Map 30- Downtown

Source: Office of Planning and Economic Development

4.4.A Demographics

Figure 14a



Source: U.S. Census Bureau Decennial 2010

Population Density:

3,569

Persons per square mile in DOWNTOWN

9,014

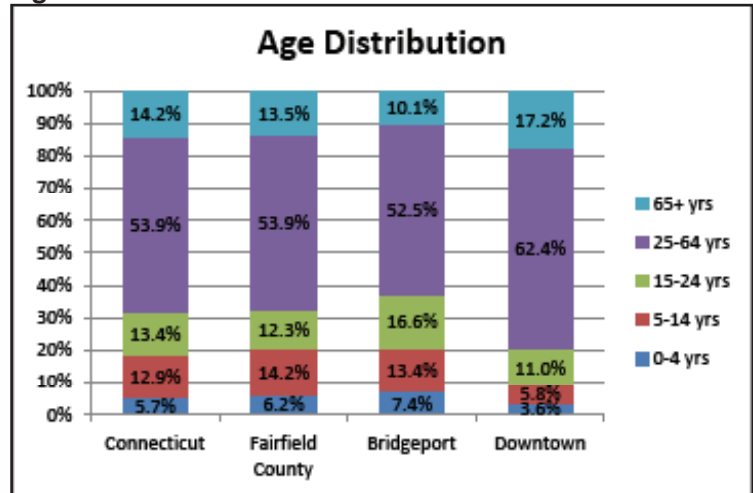
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

The population of Downtown increased by 44% between 2000 and 2010. U.S. Census projections through 2019 indicate a relatively steady population increase for the neighborhood.

The population has been increasing in Downtown consistently over the past twenty years due to redevelopment of formerly vacant office buildings into residential towers. As a result, these statistics do not accurately reflect the current population, as over 200 residential units were introduced since the 2010 Census. That being said, the 2010 Census figures indicate substantially fewer children downtown as compared to Bridgeport (20% versus 37%), and significantly more individuals between the ages of 25 and 64 years (62% versus 53%). A factor in this age distribution would be the type of residential units being brought onto the market Downtown. Many of the units are

Figure 14b



Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

37.3%
of DOWNTOWN population

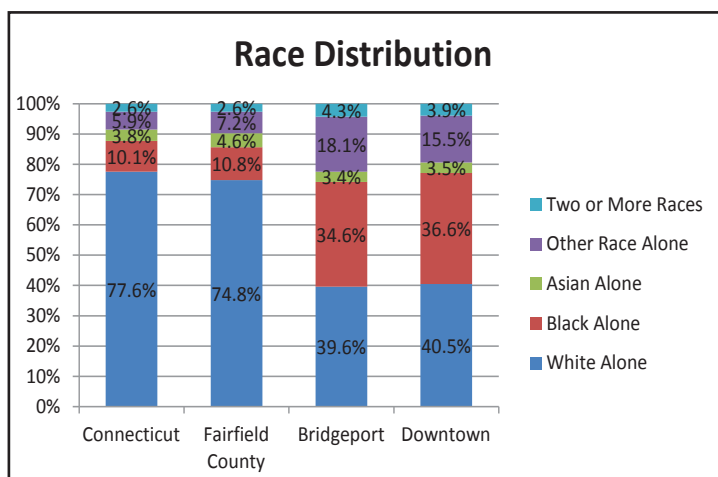
38.2%
of BRIDGEPORT population

16.9%
of FAIRFIELD COUNTY population

13.4%
of CONNECTICUT population

Source: U.S. Census Bureau Decennial 2010

Figure 14c



Source: U.S. Census Bureau Decennial 2010

one-bedroom or studio units, and marketed to young professionals and retirees. This brings the average household size Downtown to 1.52 persons, compared to Bridgeport's average household size of 2.72 persons. Downtown has the second lowest population density of any neighborhood, with 3,569 persons per square mile.

The racial makeup of Downtown is nearly the same as Bridgeport, with 41% reporting as white alone, and 37% reporting as black alone. Those also reporting Hispanic Origin make up 37% of the population. It is

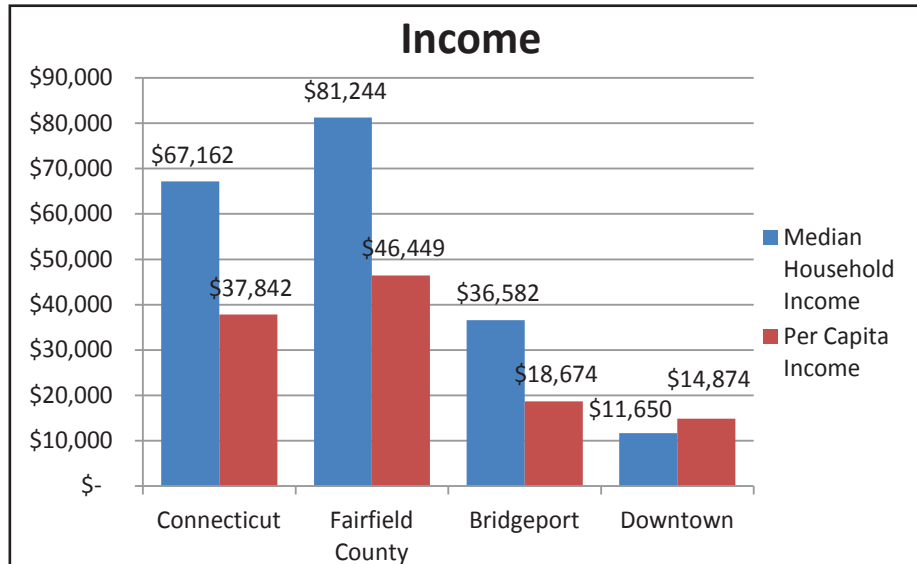
important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Figure 14d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			Downtown		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	54.1%	47.1%	32.7%
High School or GED	31.3%	31.3%	32.7%	24.2%	27.7%	40.3%
Some college, no degree	14.9%	16.8%	19.2%	11.2%	17.8%	8.0%
Associate's Degree	4.2%	4.7%	6.1%	4.5%	3.2%	5.6%
Bachelor's Degree	7.6%	7.7%	10.1%	3.4%	2.2%	9.5%
Master's/Professional Degree	4.0%	4.5%	5.8%	2.6%	1.7%	4.0%
Total Population	104,675	84,458	88,981	2,003	1,312	1,482

Source: American Community Survey 2008-2012

Figure 14e



Source: U.S. Census Bureau Decennial 2010

4.4.B Housing

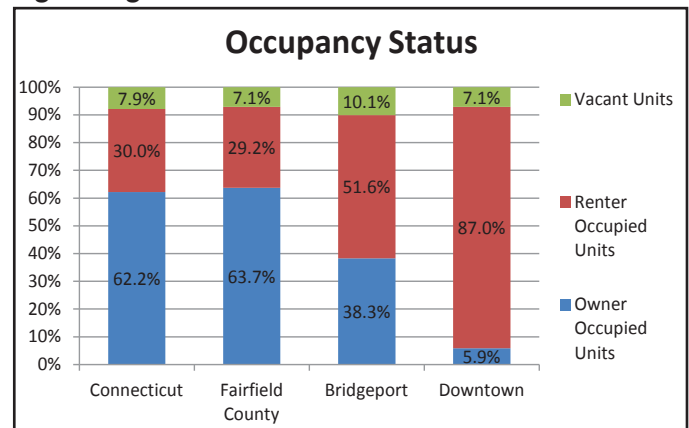
Eighty-seven percent of residents Downtown rent, the highest of any neighborhood in the City. Nearly 75% of the residential units Downtown are found within structures housing twenty or more units.

Figure 14f

	Households	Average Household Size
Downtown	1,064	1.52
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

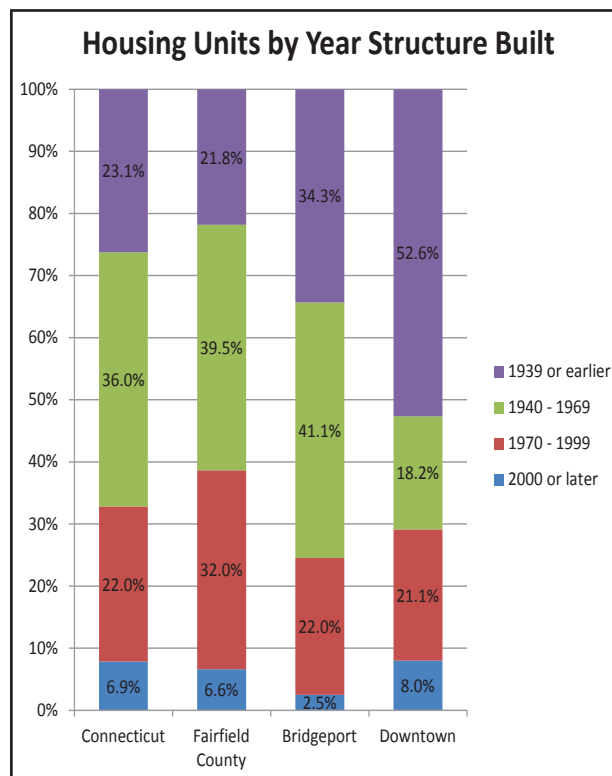
Source: U.S. Census Bureau Decennial 2010

Figure 14g



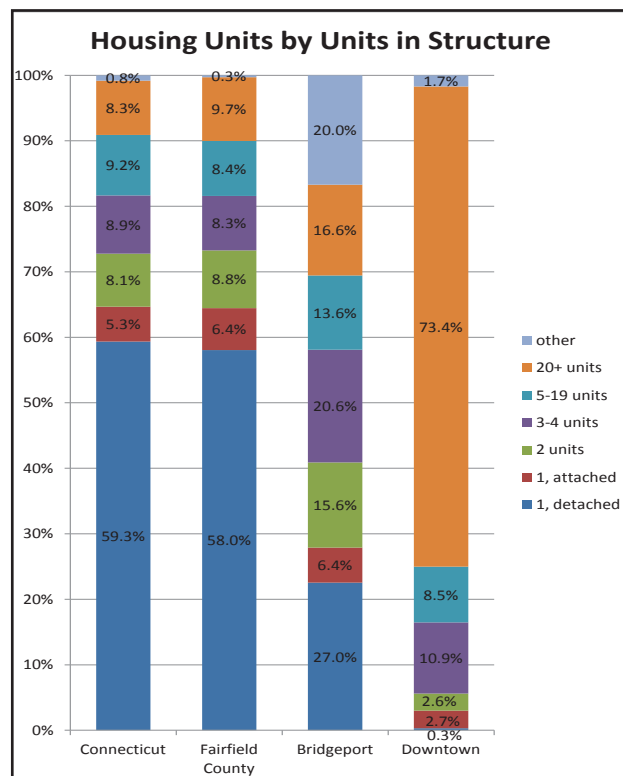
Source: U.S. Census Bureau Decennial 2010

Figure 14h



Source: American Community Survey 2008-2012

Figure 14i



Source: American Community Survey 2008-2012

2014 Median Home Value:

Median year built: 1940	\$195,000 for DOWNTOWN homes	\$398,703 for FAIRFIELD COUNTY homes
	\$184,633 for BRIDGEPORT homes	\$247,842 for CONNECTICUT homes

Source: U.S. Census Bureau Decennial 2010

4.4.C Employment

The top five categories of types of businesses physically located within the Downtown neighborhood are the following:

Figure 14j

Business Categories	Downtown	Bridgeport
Professional, Scientific & Tech Services	22.1%	9.2%
Public Administration	9.8%	1.3%
Health Care & Social Assistance	7.5%	4.9%
Other Services (except Public Administration)	7.4%	10.2%
Administrative & Support & Waste Mgmt & Remediation Services	5.6%	12.2%

Source: Dun & Bradstreet 2014

The top five categories for all jobs within Downtown are the following:

Figure 14k

Employee Categories	Downtown	Bridgeport
Public Administration	43.6%	10.0%
Finance & Insurance	15.3%	2.5%
Health Care & Social Assistance	7.4%	4.9%
Professional, Scientific & Tech Services	7.4%	3.0%
Administrative & Support & Waste Mgmt & Remediation Services	4.1%	51.4%

Source: Dun & Bradstreet 2014

Downtown has over 9,900 jobs, according to the U.S. Census. Several large employers located Downtown include City of Bridgeport; People's United Bank; Housatonic Community College; Connecticut Post/Hearst Media Services; Child & Family Guidance Cen-

ter; Pullman & Comley; Fletcher-Thompson; Cohen & Wolf; D-Addario Industries; Trefz Corporation; Koskoff, Koskoff & Bieder; Bridgeport Holiday Inn & Conference Center; Career Resources; The Workplace; Zeldes, Needle & Cooper; and Kolmar Americas.

4.4.D Community Assets

Schools

Roosevelt School, 680 Park Avenue, is a public school with a student enrollment of 568 students in grades PreK-8 for the 2013/2014 academic year. The Light-house Program, an after school program, is offered at this school. This school offers a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services. This school was demolished for new construction, and will open for the 2015/2016 school year. All students were educated at the 160 Iranistan Avenue facility during construction. Additionally, a Family Resource Center is located on site to provide a variety of resources to parents and students. www.bridgeportedu.com

Housatonic Community College, 900 Lafayette Boulevard, is the fastest growing community college in the state. www.hcc.commnet.edu

Public Safety

Fire Department Headquarters is located at 30 Congress Street. Also housed here are Engine #1, Rescue #5 and Ladder #5.

Bridgeport Police Headquarters/Central Precinct is

located at 300 Congress Street, and a Police Post is located in the Read's Artspace building on John Street at Broad Street.

Connecticut State Police Barracks "Troop G" is located at 149 Prospect Street.

Library

The Burroughs-Saden Library, 925 Broad Street, is the main library in the Bridgeport library system. It currently holds over 345,000 titles in the collection.

Senior & Community Centers

The Cardinal Shehan Center, 1494 Main Street, offers art, recreation, computer workshops, a summer day camp, after-school and Saturday programs, financial programs and other activities for youth throughout the year. www.shehancenter.org

The Eisenhower Center, 307 Golden Hill Street, is a senior center which offers daily programs for seniors.

South End Community Center, 650 Park Ave, is located on the Roosevelt School campus.



Map 31- Downtown Community Assets

Source: City of Bridgeport, BEGIS 2014

Open Space/Parks

A number of park and open spaces exist within this neighborhood.

Passive parks, parks offering quiet space to sit or walk, within the central business district include the Annex Park in front of the Margaret Morton Government Center, Baldwin Plaza on Fairfield Avenue, Broad Street Steps, Majestic Park on Main Street, Wa-

terfront Park on Water Street, and Wheeler Park on Golden Hill Street.

McLevy Green, on State Street, is a passive park that hosts events such as festivals and concerts. It is also the location of Bridgeport's WWII memorial. Riverfront Park on Housatonic Avenue has baseball diamonds.

Post Office

Bridgeport's Main Post Office is located at 120 Middle Street.

City/State/Federal Offices

Municipal:

- Bridgeport City Hall is located at 45 Lyon Terrace. Among the departments located in this building are Tax Assessor, Tax Collector, City and Town Clerks, Civil Service, Zoning, Building, Engineering and Board of Education.
- Margaret E. Morton Government Center, formerly City Hall Annex, 999 Broad Street, houses the Mayor's Office, City Attorney, Office of Planning & Economic Development, Connecticut Probate Court, Registrar of Voters and Office of Vital Records.
- Eisenhower Center, 307 Golden Hill Street, hosts the Department on Aging and Veteran's Affairs offices, as well as the senior center

Connecticut:

The State of Connecticut has various offices and courts located in downtown Bridgeport which serve the region:

- Connecticut Superior Court House is located at 1061 Main Street
- Connecticut Superior Court, Geographical Area No. 2, is located at 172 Golden Hill Street
- Division of Criminal Justice - Juvenile Matters & Detention Center, 60 Housatonic Avenue
- Department of Labor, 2 Lafayette Square
- Bureau of Rehabilitation Services, 1057 Broad St
- Department of Children & Families, 100 Fairfield Avenue
- Department of Mental Health & Addiction Services, 97 Middle Street
- Connecticut Workers' Compensation Commission, 350 Fairfield Avenue
- Fairfield Judicial District Probation & Support Enforcement, 1 Lafayette Circle
- Connecticut Commission on Human Rights & Opportunities
- Connecticut Probate Court is located at 999 Broad Street
-

Federal:

- The United States District Court House & Office Bldg is located at 915 Lafayette Boulevard.

Places of Worship

Several places of worship are located in the downtown area, including Messiah Baptist Church, Golden Hill United Methodist Church and First Baptist Church.

4.4.E Development Activities/Plans

Activities

Many redevelopment projects are occurring Downtown, with residential being a major component. Refer to Chapter 3, Economic Development Initiatives for information on several of these projects.

Recently completed projects include The Gateway at 570, an affordable residential property; 333 State, a mixed use high-rise; and Landmark, a mixed use development in historic properties.

Mixed-use projects which have not reached construction phase include McLevy Square, a four-building redevelopment facing the square; The Security Building at 1103 Main Street, which will rehabilitate and adaptively re-use three historic buildings; Jayson-Newfield Development at 1184 Main Street, that will redevelop three historic buildings; the Preservation Block at 1154 Main with five historic buildings; and Barnum Square, a large development site across from HarborYard Sports Complex.

4.4.F Zoning/Historic Districts

Downtown zoning is comprised of eleven different zones, with DVD-TOD (Downtown Village District-Transit Oriented Development) being the largest covering 35% of the neighborhood. DVD-BLVD (Downtown Village District-Boulevard) and DVD-CORE (Downtown Village District-Core) cover an additional 27% of the acreage. All of the DVD zones recognize and promote dense and walkable development of varying degrees.

A new zone, Neighborhood Central Village District (NCVD), was recently designated on several blocks along the western edge of Downtown. This new designation promotes walkable, medium-density and mixed-use development. The NCVD zone provides a smooth transition between the high density promoted in the DVD zones on one side and the residential zones on the other.

Four national register historic districts are located downtown. Division Street historic district is located along Liberty Street and includes housing built prior to World War I. The Golden Hill, Downtown North and Downtown South historic districts all include structures built prior to, during and after both world wars. Historic District Commission #1 oversees all exterior structural improvements within each of these districts.

The Downtown Cabaret Theater, 263 Golden Hill Street, offers performances for adults and children in a bring-your-own-food and drink atmosphere.

The HarborYard Sports Complex, 500-600 Main Street, includes the stadium, arena and parking garage. The Bridgeport Bluefish, Bridgeport Sound Tigers, and Fairfield University Stags call HarborYard home. www.bridgeportbluefish.com www.soundtigers.com

Bijou Theater, 275 Fairfield Avenue, opened in 2011 to host movies, concerts, live theater and events. This theater was originally built in 1909 to host an opera/movie house and 2 story ball room. Today the ballroom, upstairs, is an architectural office.

4.4.G Transportation

Bus Routes

Local bus service is provided by Greater Bridgeport Transit, whose bus station is located at 710 Water Street as part of the Inter-Modal Transit Center. Nearly all of their routes come through the downtown bus station, which acts as a terminus. www.gogbt.com

Train

Train service is provided by Metro-North and Amtrak at the station at 525 Water Street. <http://www.mta.info/mnr> and www.amtrak.com

Ferry

The Bridgeport & Port Jefferson Ferry is located at 330 Water Street. www.88844ferry.com

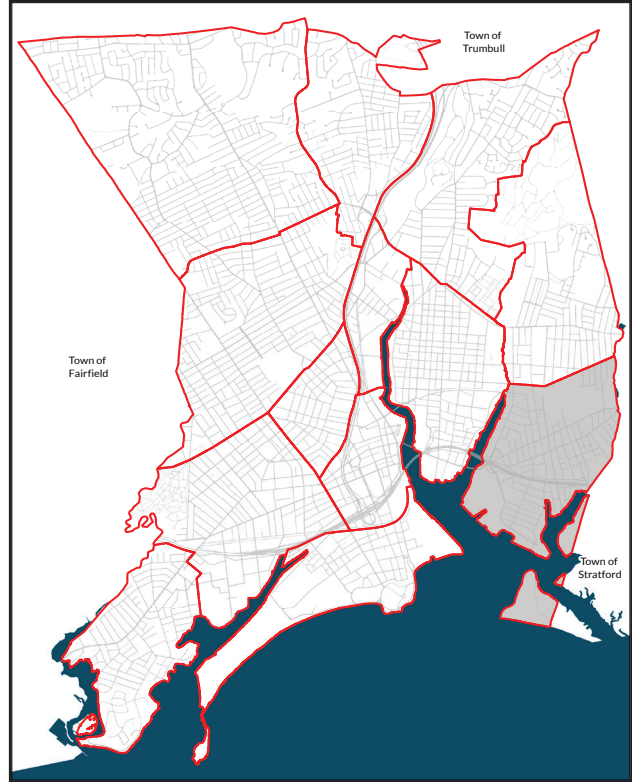
4.4.H Miscellaneous

The Barnum Museum, 820 Main Street, is dedicated to telling of the life and times of Phineas T. Barnum, legendary circus owner and former Bridgeport Mayor. www.barnum-museum.org

4.5 East End Neighborhood Profile

The East End neighborhood is located in the south-eastern corner of Bridgeport. It is bounded by the Mill Hill neighborhood to the north, Yellow Mill Channel to the west, Bridgeport Harbor to the south, and the town of Stratford to the east. Stratford, Connecticut and Barnum Avenues are the commercial corridors of this neighborhood, with the latter two serving as gateways from Stratford. Seaview Avenue serves as an industrial corridor along the western edge of the neighborhood. Residential units are a mixture of single- through multi-family structures. Elevated railroad tracks and Interstate 95 bisect this neighborhood.

Census tracts 743 and 744 make up the East End neighborhood, as do Bridgeport City Council District 139, Connecticut Senatorial District 23 and Connecticut Assembly District 124. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.



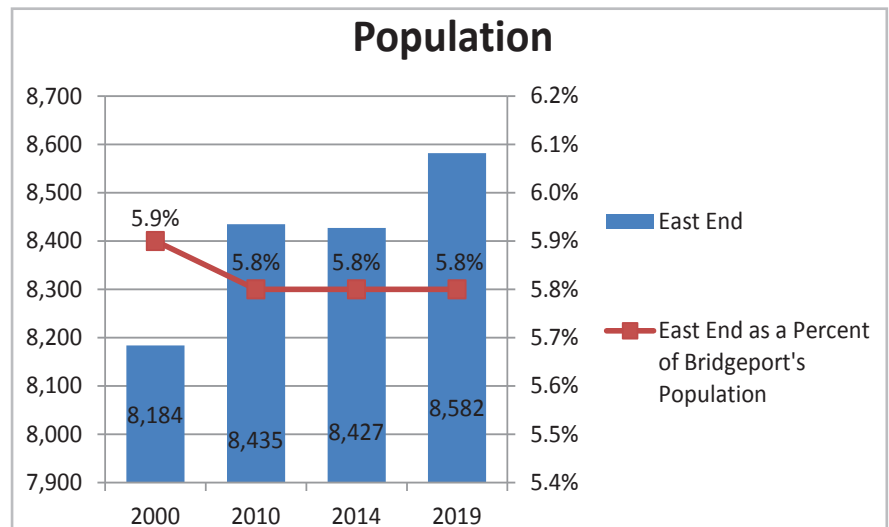
Map 32- East End

Source: Office of Planning and Economic Development

4.5.A Demographics

The East End population increased by 3% between 2000 and 2010, and is projected to continue increasing through 2019. Nearly forty-two percent of the East End population is under the age of 24, a higher percentage than Bridgeport's at 37%. The East End has a low population density with 6,427 persons per square mile, compared to Bridgeport's population density of 9,014.

Figure 15a



Source: U.S. Census Bureau Decennial 2010

Racial makeup of East End is predominantly black, at 57%. Those also reporting Hispanic Origin make up 38% of the population. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

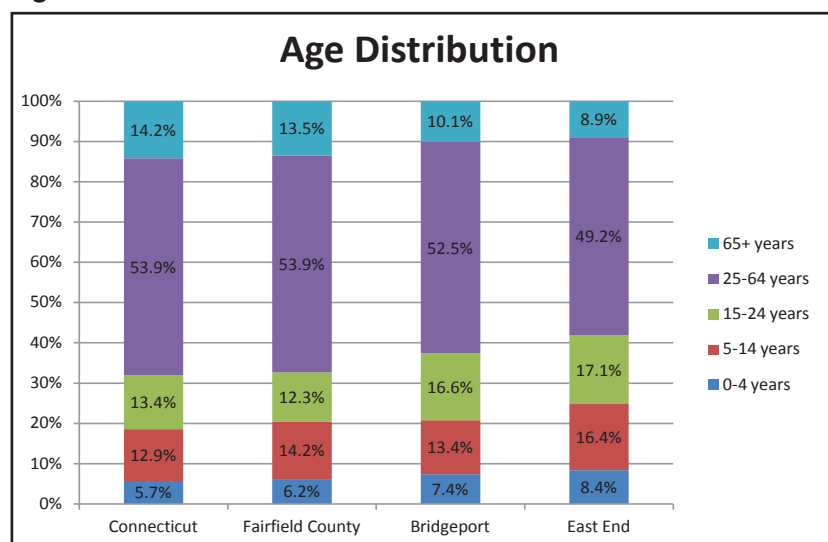
Population Density:

6,547
Persons per square mile in EAST END

9,014
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Figure 15b



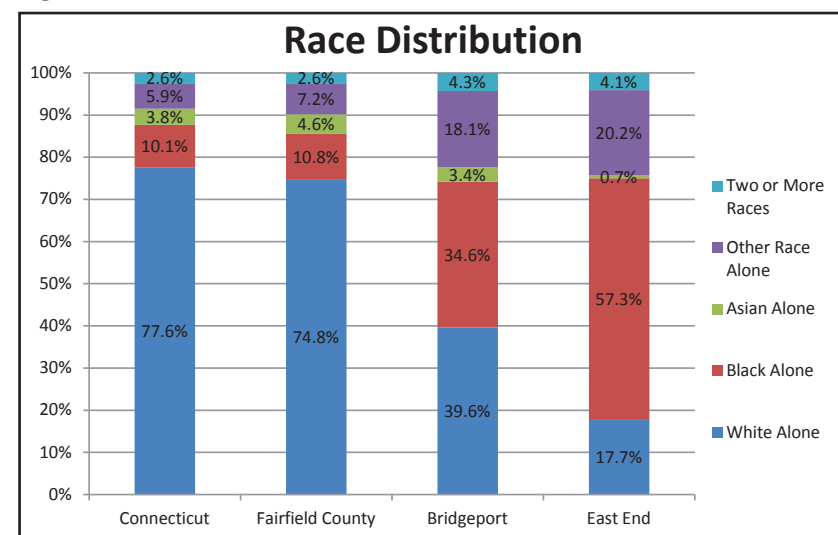
Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

38.1%
of EAST END population

38.2%
of BRIDGEPORT population

Figure 15c



Source: U.S. Census Bureau Decennial 2010

16.9%
of FAIRFIELD COUNTY population

13.4%
of CONNECTICUT population

Source: U.S. Census Bureau Decennial 2010

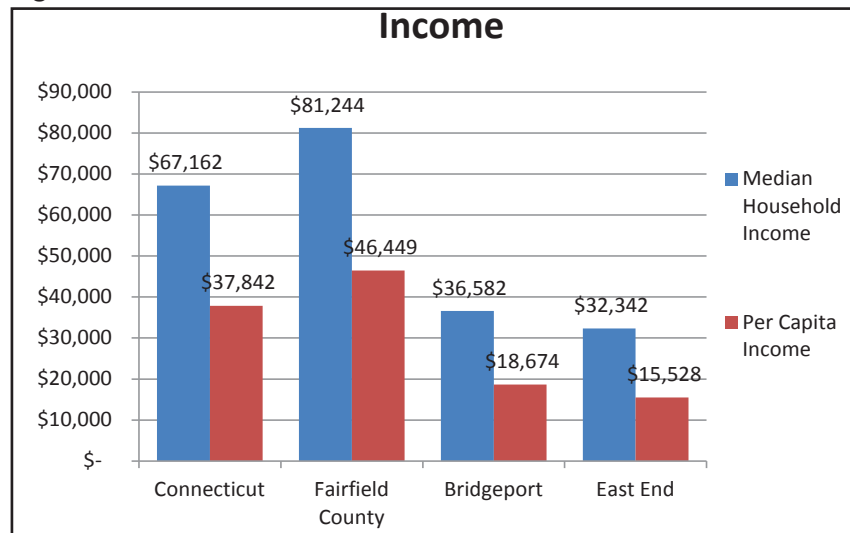
Figure 15d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			East End		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	42.0%	36.4%	28.6%
High School or GED	31.3%	31.3%	32.7%	39.2%	36.7%	39.1%
Some college, no degree	14.9%	16.8%	19.2%	11.5%	16.5%	18.4%
Associate's Degree	4.2%	4.7%	6.1%	4.3%	4.7%	7.3%
Bachelor's Degree	7.6%	7.7%	10.1%	2.0%	3.7%	3.5%
Master's/Professional Degree	4.0%	4.5%	5.8%	1.0%	1.9%	3.1%
Total Population	104,675	84,458	88,981	6,735	4,538	4,584

Source: American Community Survey 2008-2012

Educational attainment by those persons aged 25 and older has improved since 1990 in the East End. The percentage obtaining a degree in higher education ranged from a 75% increase to a 320% increase, de-

pending upon the type of degree. Those persons with less than a high school degree dropped in population by 32% during that same timeframe.

Figure 15e

Source: U.S. Census Bureau Decennial 2010

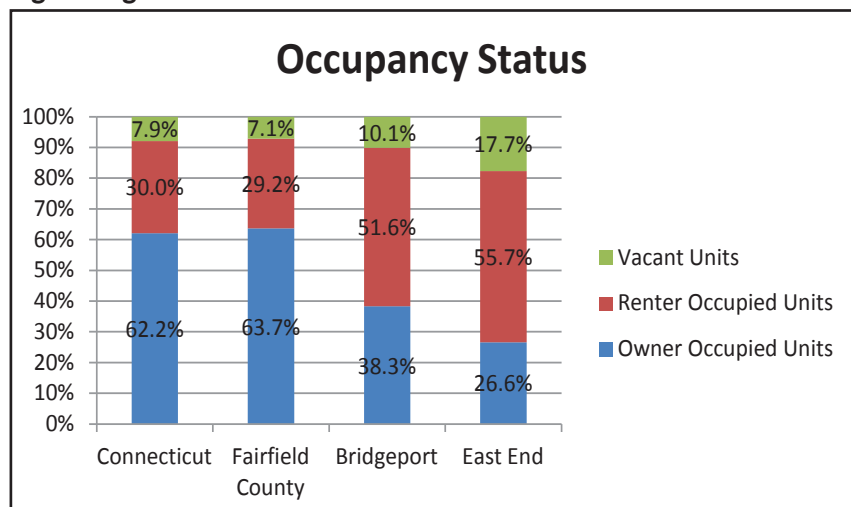
4.5.B Housing

Figure 15f

	Households	Average Household Size
East End	8,761	2.72
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

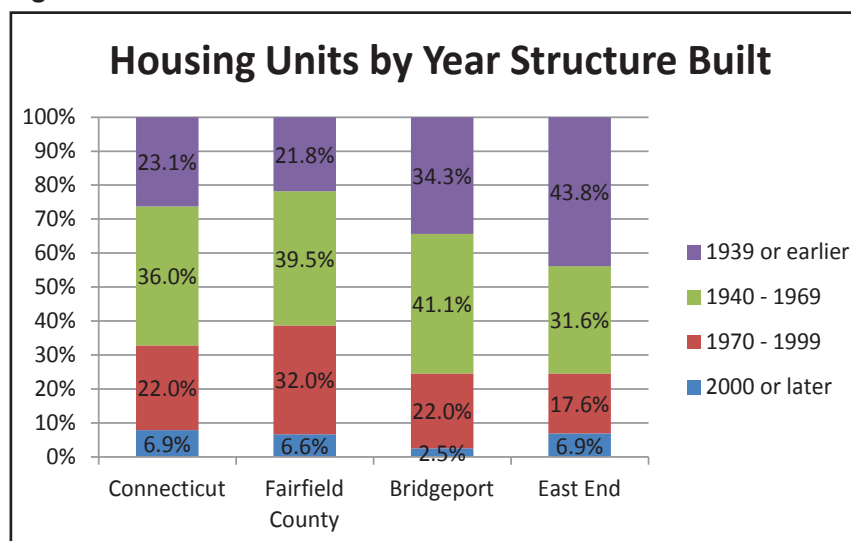
Source: U.S. Census Bureau Decennial 2010

Figure 15g



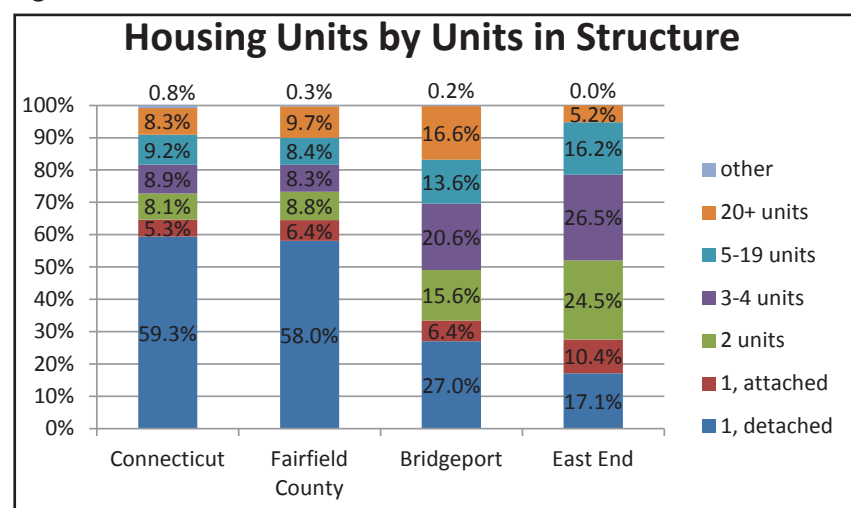
Source: U.S. Census Bureau Decennial 2010

Figure 15h



Source: American Community Survey 2008-2012

Figure 15i



Source: American Community Survey 2008-2012

**Median year
built: 1944**

2014 Median
Home Value:
\$167,799
for EAST END homes

\$184,633
for BRIDGEPORT
homes

\$398,703
for FAIRFIELD
COUNTY homes

\$247,842
for CONNECTICUT
homes

Source: U.S. Census Bureau Decennial 2010

4.5.C Employment

The majority of businesses located in the East End are classified in the NAICS codes as Other Services (except Public Administration) or Construction, at 26%. As for jobs in the East End, the majority, 28%, are classified as Manufacturing. Bridgeport's manufacturing jobs only constitute 5% of the jobs, which further indicates a concentration of manufacturing firms are located in this neighborhood.

The East End has over 4,400 jobs. Several of the top employers include Lacey Manufacturing, American Medical Response, Greater Bridgeport Transit, Northeast Builders Supply & Home Center, Moore Tool Company/PMT Group, Rotair Industries, Valley Container, Viking Construction and Alloy Engineering.

The top five categories of types of businesses physically located within the East End neighborhood are the following:

Figure 15k

Business Categories	East End	Bridgeport
Other Services (except Public Administration)	14.2%	10.2%
Construction	11.6%	12.4%
Retail Trade	11.3%	9.6%
Administrative & Support & Waste Mgmt & Remediation Services	9.6%	12.2%
Professional, Scientific & Tech Services	9.5%	3.1%

Source: Dun & Bradstreet 2014

The top five categories for all jobs within the East End are the following:

Figure 15l

Employee Categories	East End	Bridgeport
Manufacturing	28.4%	4.7%
Retail Trade	10.3%	4.5%
Health Care & Social Assistance	9.1%	4.9%
Construction	8.5%	3.5%
Other Services (except Public Administration)	8.4%	3.4%

Source: Dun & Bradstreet 2014

4.5.D Community Assets



Map 33- East End Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Dunbar School, 445 Union Avenue, is a public school with grades K-8 and a student enrollment of 303 for the 2013-2014 academic year. The Lighthouse Program, an after school program, is offered at this school. This school offers a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services. Additionally, a

Family Resource Center is located on site to provide a variety of resources to parents and students. www.bridgeportedu.com

Jettie Tisdale School, 250 Hollister Avenue, is a public school with grades Pre-Kindergarten through 8th grade and a 2013-2014 enrollment of 655 students.

The Lighthouse Program, an after school program, is offered at this school. This school is a new facility which opened in 2008, and replaced the former McKinley and Newfield Schools. www.bridgeportedu.com

Public Safety

Fire Engine #6 and Ladder #6 are located at 1035 Central Avenue.

The Police Training Academy is located at 405 Newfield Avenue.

Library

Newfield Library, 1230 Stratford Avenue, holds over 28,999 titles in its collection.

Senior & Community Centers

The Ralphola Taylor Community Center is located at 790 Central Avenue. This YMCA facility offers a wide range of programming for school-aged youth.

Open Space/Parks

There are several parks in the East End:

- Johnson Oak Park - Logan Street and Alex Street; a 2 acre park with a playground, picnic area and a hard court sport area.
- Newfield/Jessop Park - Newfield Avenue and Eagle Street; 7 acres with 3 hard court sport areas, 2 playgrounds, 1 splash pad and a pavilion.
- Pleasure Beach - Seaview Avenue and Central Avenue; is 63 acres of an island partially owned by Stratford. Access to the island is via pedestrian bridge and water taxi; beach, fishing areas, pavilion, and picnic areas are available.

Post Office

Central Commons post office is located at 1242 Stratford Avenue.

Places of Worship

There are several places of worship in the East End, including, but not limited to, St. Mark's Episcopal Church, Russell Temple CME Church, East End Tabernacle Church, Church of the Blessed Sacrament, Jesus Saves Ministries and United Kingdom Ministries.

4.5.E Development Activities/Plans

Activities

Several projects are in various stages within the East End. Seaview Industrial Park is an ongoing effort to expand and environmentally remediate portions of the park and create a buffer with nearby residential units. Seaview Village is a partially developed residential complex, while Seaview Plaza, Civic Block, Boot Camp Farms and 1801 Stratford Avenue are all commercial development projects. Barnum Landing involves relocating the Bridgeport/Port Jefferson Ferry to the East End. Refer to Chapter 3, Economic Development Initiatives for details on several of these projects.

Redevelopment Plans

The East End Neighborhood Revitalization Zone (NRZ) created a plan in 2005 which created strategies to increase housing density, attract a grocery store, improve access to health care, create buffers between industrial and residential areas, remove blight, create a walking trail along Yellow Mill Pond, and spur economic activity.

4.5.F Zoning/Historic Districts

The bulk of land in the East End, 37%, is zoned industrial, and substantial portions of land are zoned Residential-BB (2-3 family), 19%, and Mixed Use-Light Industrial (MU-LI), 14%. Industrial zones, both Light and Heavy, are found along both sides of the railroad tracks, along Seaview Avenue, and along Johnson's Creek and the Stratford town border.

Residential-BB is found entirely south of Stratford Avenue, where the bulk of residential is found in the neighborhood. Mixed Use-Light Industrial is concentrated along Seaview and Central Avenues.

Three national register historic districts are found in the East End. Deacon's Point is located near the railroad tracks along Seaview Avenue and represents

structures built prior to World War I. Wilmot Apartments and Gateway Village are both located along Connecticut Avenue and were built during World War I. Historic District Commission #1 oversees all exterior structural improvements within these districts.

4.5.G Transportation

Bus Routes

Three bus routes travel through the East End:

- Route 10 transects the neighborhood, connecting the Stratford Train Station with Fairfield via Connecticut and Stratford Avenues.
- Route 13 transects the neighborhood, connecting Success Park to the Bridgeport Bus Station via Central, Newfield and Seaview Avenues.
- Coastal Link travels along Stratford Avenue to connect the towns of Milford and Norwalk.

Other

Sikorsky Memorial Airport, 1000 Great Meadows Road in Stratford, is a City of Bridgeport owned and managed facility.

4.5.H Miscellaneous

The Bridgeport Innovation Center, 955 Connecticut Avenue, provides low cost space to entrepreneurs and small businesses to allow the businesses to get off the ground and be successful.

4.6 East Side Neighborhood Profile

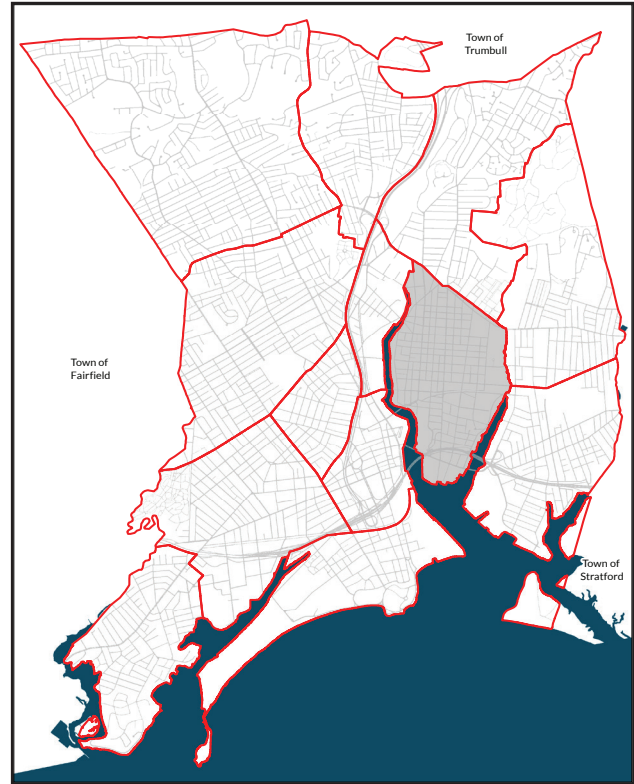
The East Side neighborhood is located in the eastern central portion of Bridgeport. It is surrounded by the Upper East Side and Mill Hill neighborhoods to the north and east, the Yellow Mill Channel to the east, Bridgeport Harbor to the south, and Pequonnock River to the west. Boston Avenue (Route 1) serves as the northern division between the Upper East Side and East Side neighborhoods. Boston Avenue and East Main Street are the commercial corridors for the East Side, while an industrial corridor exists along Knowlton Street and Barnum Avenue. The railroad tracks bisect the East Side in half, and Interstate 95 further bisects the Lower East Side.

Census tracts 735, 736, 738, 739 and 740 comprise the East Side. This neighborhood falls within the boundaries of Bridgeport Council District 137, Connecticut Senatorial District 23, and Connecticut Assembly Districts 124, 128 and 130. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

The East Side neighborhood is dominated by two- to four-family housing above the railroad tracks. South of the railroad tracks, in the Lower East Side, the residential types include condominiums.

Several large vacant and/or underutilized parcels are found throughout the East Side, providing redevelopment potential. The most notable is a 50 acre site at the very southern tip of the neighborhood, Steelpointe, upon which redevelopment has begun. The former Remington Arms factory sits along Barnum Avenue and is being redeveloped for the Barnum Train Station.

Washington Square Park is a prominent feature in the East Side neighborhood, as are the public elementary schools of Luis Munoz Marin and the campus of Waltersville and Barnum.



Map 34- East Side

Source: Office of Planning and Economic Development

4.6.A Demographics

Population
Density:

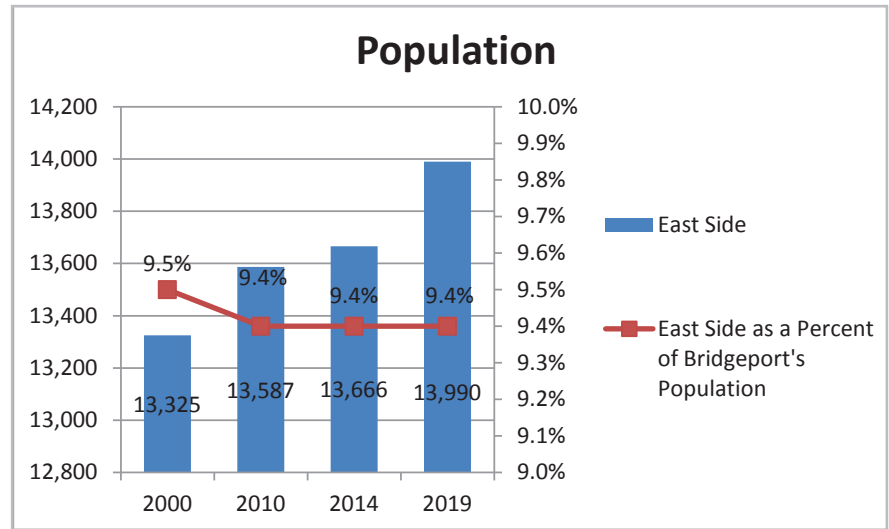
12,565
Persons per
square mile in
EAST SIDE

9,014
Persons per
square mile in
BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

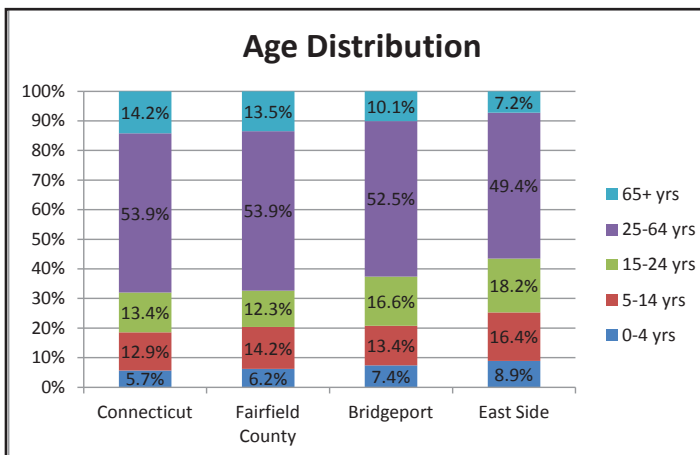
Population for the East Side increased by 2% between 2000 and 2010, and is expected to increase through 2019. Bridgeport's age distribution has 62.6% of the population aged 25 and above, while only 56.6% of the East Side population is above 25 years of age. The third highest population density in Bridgeport is found within the East Side, at 12,565. This is nearly 40% higher than the population density of Bridgeport at 9,014.

Figure 16a



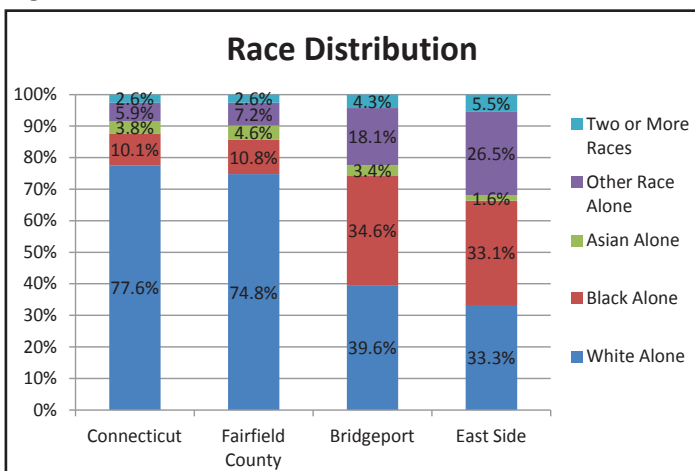
Source: U.S. Census Bureau Decennial 2010

Figure 16b



Source: U.S. Census Bureau Decennial 2010

Figure 16c



Source: U.S. Census Bureau Decennial 2010

The racial makeup of the East Side is fairly diverse. One third of the population reports as black alone and one third of the population reports as white alone. Over

Hispanic Origin:

62.9%

of EAST SIDE population

38.2%

of BRIDGEPORT population

16.9%

of FAIRFIELD COUNTY population

13.4%

of CONNECTICUT population

Source: U.S. Census Bureau Decennial 2010

26% of the East Side reports as another race alone. The East Side has the highest percentage of Hispanic residents of all Bridgeport neighborhoods, at nearly 63%. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

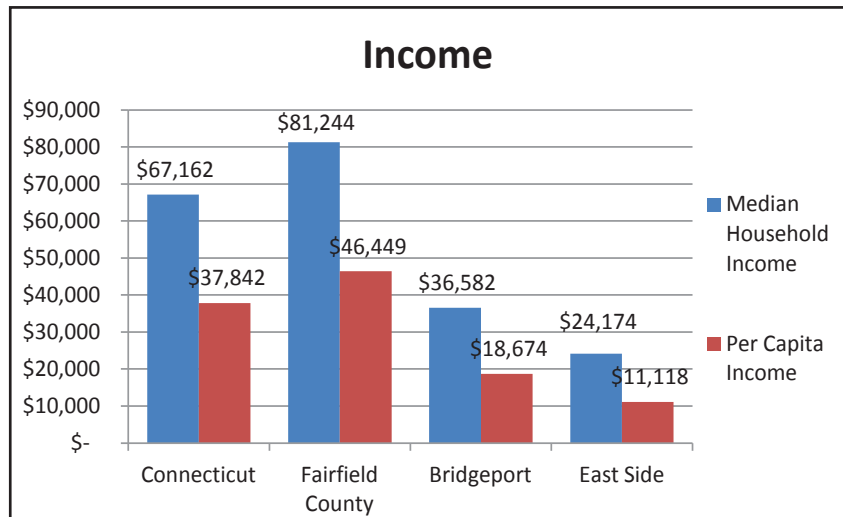
Figure 16d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			East Side		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	54.9%	53.6%	38.6%
High School or GED	31.3%	31.3%	32.7%	26.1%	28.0%	34.0%
Some college, no degree	14.9%	16.8%	19.2%	10.3%	13.2%	18.9%
Associate's Degree	4.2%	4.7%	6.1%	3.4%	1.7%	3.6%
Bachelor's Degree	7.6%	7.7%	10.1%	4.7%	2.5%	3.8%
Master's/Professional Degree	4.0%	4.5%	5.8%	1.1%	0.8%	1.2%
Total Population	104,675	84,458	88,981	10,843	6,598	7,017

Source: American Community Survey 2008-2012

Educational attainment for those persons over 25 years of age improved in the East Side between 1990 and 2010. Those obtaining a high school degree or

GED increased from 26% to 34%, while those obtaining some college education increased from 10% to nearly 19%.

Figure 16e

Source: U.S. Census Bureau Decennial 2010

4.6.B Housing

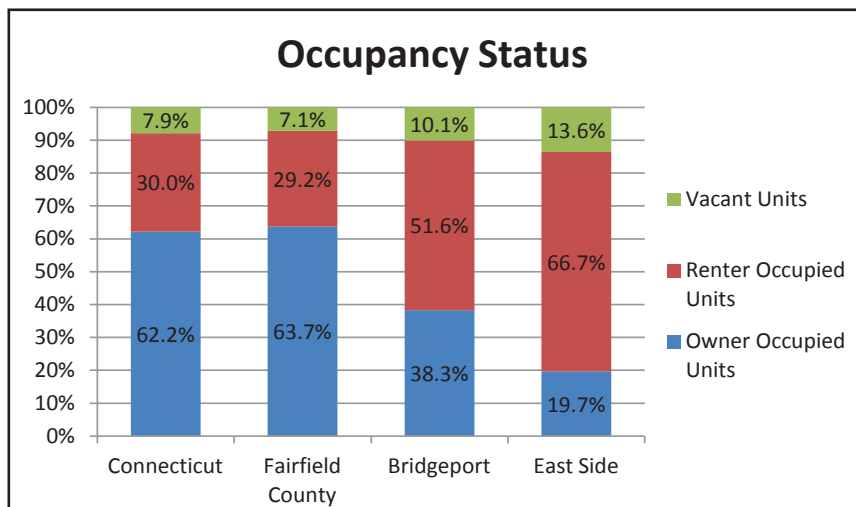
Figure 16f

	Households	Average Household Size
East Side	4,240	3.03
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

Over 66% of all housing units in the East Side are rental units. This is expected with only 20% of the housing units being single-family.

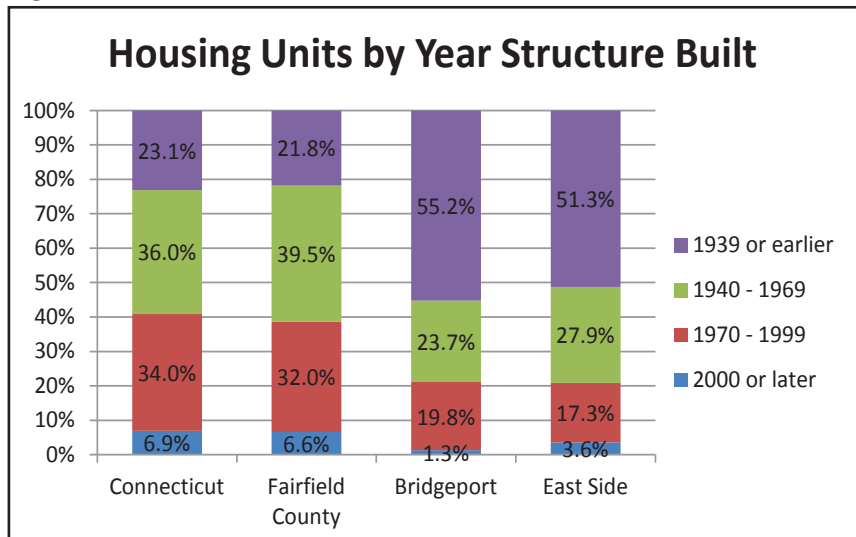
Figure 16g



Source: U.S. Census Bureau Decennial 2010

Median year built: 1940

Figure 16h



Source: American Community Survey 2008-2012

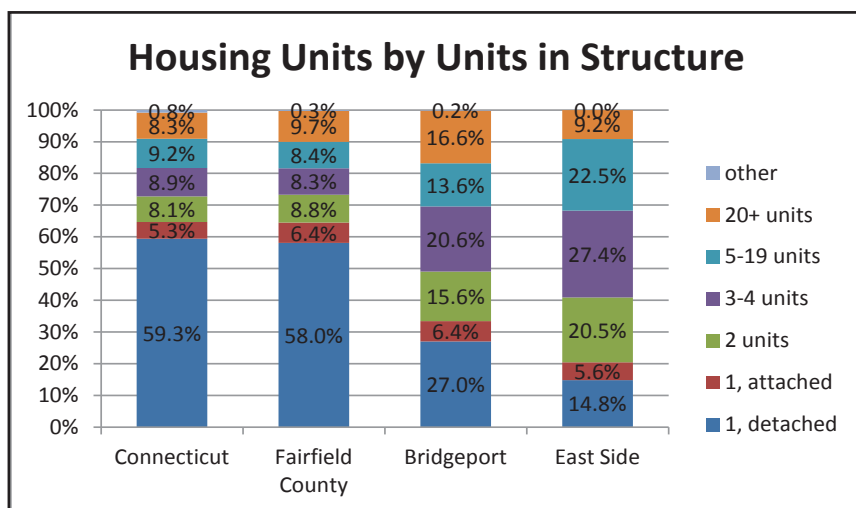
2014 Median Home Value:
\$170,000
for EAST SIDE homes

\$184,633
for BRIDGEPORT homes

\$398,703
for FAIRFIELD COUNTY homes

\$247,842
for CONNECTICUT homes

Figure 16i



Source: American Community Survey 2008-2012

Source: U.S. Census Bureau Decennial 2010

4.6.C Employment

Over one quarter, 28%, of all businesses in the East Side fall into the categories of Other Services (except Public Administration) and Retail Trade. In contrast, a majority of the jobs within the East Side are in Public Administration, 27%. These numbers indicate that there are many small retailers and miscellaneous businesses, and several schools, in the neighborhood.

Over 3,600 jobs exist within the East Side. Major employers include the City of Bridgeport Board of Education, Optimus Health Care and Hall Neighborhood House.

The top five categories of types of businesses physically located within the East Side neighborhood are the following:

Figure 16j

Business Categories	East Side	Bridgeport
Other Services (except Public Administration)	15.1%	10.2%
Retail Trade	12.6%	9.6%
Construction	10.8%	12.4%
Administrative & Support & Waste Mgmt & Remediation Services	9.1%	12.2%
Professional, Scientific & Tech Services	5.8%	9.2%

Source: Dun & Bradstreet 2014

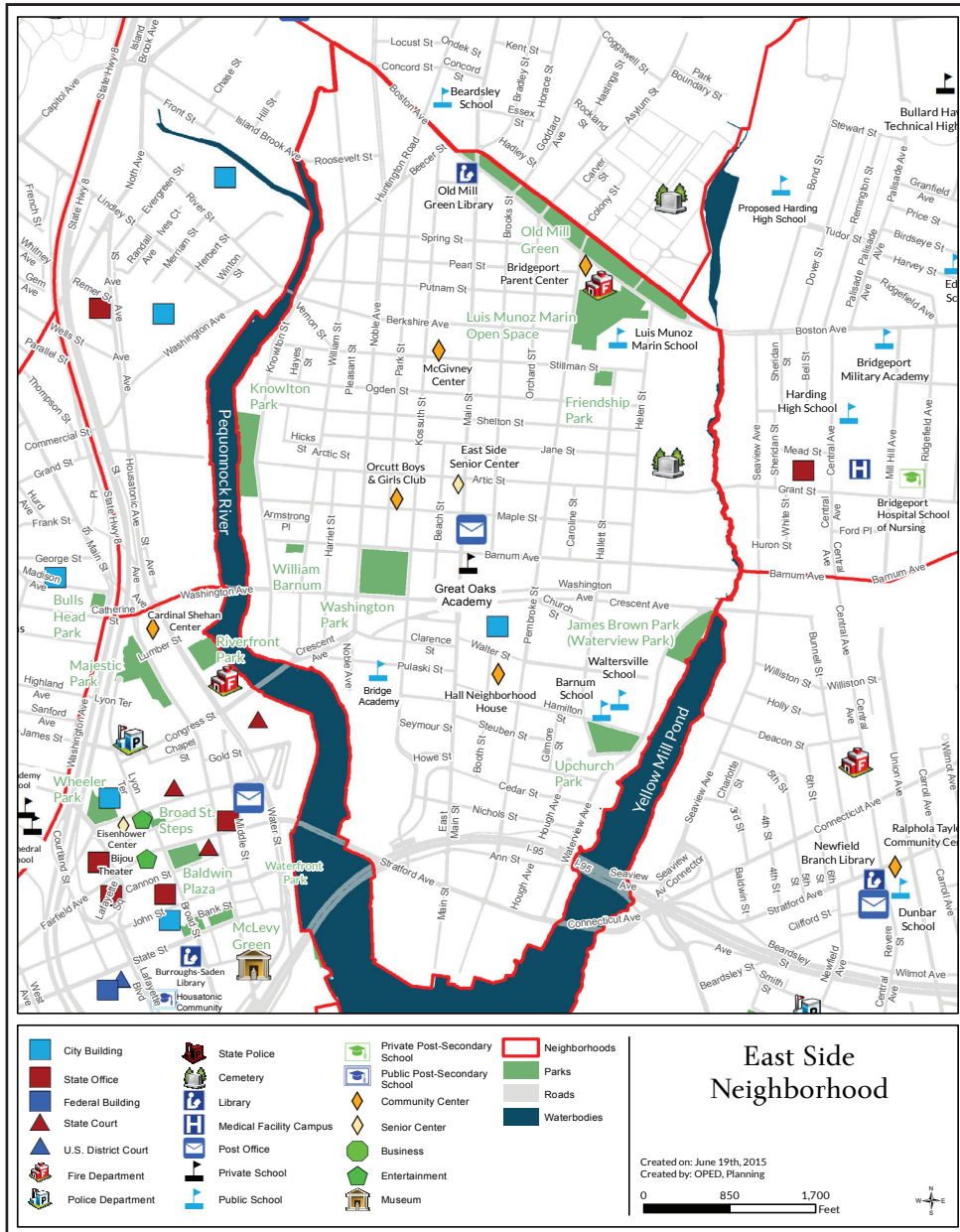
The top five categories for all jobs within the East Side are the following:

Figure 16k

Employee Categories	East Side	Bridgeport
Public Administration	27.2%	10.0%
Educational Services	10.6%	4.0%
Health Care & Social Assistance	10.6%	4.9%
Retail Trade	9.6%	4.5%
Other Services (except Public Administration)	7.8%	3.4%

Source: Dun & Bradstreet 2014

4.6.D Community Assets



Map 35- East Side Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Luis Munoz Marin School, 479 Helen Street, is a public school with grades PreK-8, and a 2013/2014 enrollment of 915 students. The Lighthouse Program, an after school program, is offered at this school. This school offers a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services. www.bridgeportedu.com

Barnum School, 495 Waterview Avenue, is a public school with grades PreK-8 and a student enrollment of 629 for the 2013/2014 academic year. www.bridgeportedu.com

Waltersville School, 150 Hallett Street, is a public school with grades PreK-8, and a 2013/2014 student population of 515. www.bridgeportedu.com

Barnum and Waltersville Schools are adjoining on the same campus, and share certain common resources. Some of the resources that are available on the campus include the Lighthouse Program, an after school program, and a health center, which provides medical, dental, mental health counseling, outreach and parent aide services. Additionally, a Family Resource Center is located on site to provide a variety of resources to parents and students.

The Bridge Academy, 160 Pulaski Street, is a public interdistrict charter school for grades 7-12.

Great Oaks Academy charter school opened in September, 2014 at 510 Barnum Avenue. The school opened with only 6th graders, and will expand by one grade each year thereafter.

Public Safety

Fire Engine #10 and Ladder #10 are housed at 950 Boston Avenue.

Library

Old Mill Green Library, 1677-81 East Main Street, holds over 46,000 titles in its collection.

Senior & Community Centers

The McGivney Community Center is located at 338 Stillman Street. It offers after-school programs and a summer camp program.

The Orcutt Boys & Girls Club is located at 102 Park Street. They provide of recreational and after school programs.

The East Side Senior Center is located at 1057 East Main Street, and offers a variety of activities.

Hall Neighborhood House, 52 George E. Pipkin's Way, provides a variety of programs for youth which include Arts Academy, life skills, mentoring, college prep and recreation and wellness. The Ella Jackson Senior Center is also located at this facility. www.hnhonline.org

Bridgeport Parent Center, 900 Boston Avenue, offers parent support and educational enrichment.

Open Space/Parks

Several parks and green spaces are found within the East Side neighborhood.

- Friendship Park is a proposed park on Hallett St that will include a playground.
- James Brown Park, formerly Waterview Park, is a 2 acre passive park along Waterview Avenue near Crescent Street offering picnic areas along the waterfront.
- Knowlton Park is a new park along the Pequonock River that offers picnic and fishing opportunities.
- Luis Munoz Marin Open Space surrounds Luis Munoz Marin School.
- Old Mill Green is a passive green median that runs along the center of a lengthy portion of Boston Avenue.
- Upchurch Park is a 2 acre park along Hallett and Goodwin Streets that has 1 baseball field and 1 hard court sport.
- Washington Park, located at East Washington and Noble Avenues, is over 4 acres of greenspace with a bandstand, playground, splash pad, picnic area and 2 hard court sports.
- William Barnum Pocket Park, at Barnum Avenue and William Street has one hard court sport area.

Post Office

The Noble Station post office is located at 934 East Main Street.

City/State/Federal Offices

City of Bridgeport Health & Social Services Department, 752 East Main Street, is a City agency that offers a variety of programming for the community.

Places of Worship

Several houses of worship are located within the East Side neighborhood, including, but not limited to, Holy Rosary Church, St. Luke's/St. Paul's Episcopal Church, and St. Charles Borromeo.

4.6.E Development Activities/Plans

Activities

Several development activities are in various stages in the East Side neighborhood. Steelpointe Harbor is a 50-acre redevelopment effort at the southern tip of

the neighborhood, with Phase I currently underway. A second train station, Barnum Train Station, will be developed on Barnum Avenue at the edge of the East Side and East End, while housing development is being planned for the former PT Barnum site on the other side of the railroad tracks from the new train station location. Refer to Chapter 3, Economic Development Initiatives for further information on several of these initiatives.

Redevelopment Plans

The East Side Neighborhood Revitalization Zone (NRZ) created a strategic plan in 2010 which addressed such issues as maintaining the history and character of the neighborhood, removing blight, encouraging adaptive reuse of underutilized buildings, reclaim right of way to Pequonnock River, and support Transit Oriented Development around Barnum Train Station.

4.6.F Zoning/Historic Districts

Zoning in the East Side neighborhood is predominantly Residential-C (multi-family housing), covering 43% of the land area. The next sizeable zoning designations are Industrial-Light (I-L) and Office Retail (OR). The light industrial zone is found along Barnum Avenue and Helen Street, while the office retail zone is the entire length of East Main Street and Boston Avenue.

A small percentage of residential area within the East Side neighborhood is zoned Residential-A (single-family), of which the bulk of that is composed of parks.

Two national historic districts are found in the East Side: East Bridgeport/Pembroke City, and East Main Street. Historic District Commission #1 oversees all exterior structural improvements within these districts.

4.6.G Transportation

Bus Routes

Several bus routes travel through or along the edge of the East Side neighborhood.

- Route 1 traverses this neighborhood on Barnum and Washington Avenues, connecting Stratford with the University of Bridgeport.
- Route 6 connects the Westfield Trumbull Mall with the bus station via Noble and Washington Avenues in the East Side.
- Route 9 travels East Main Street to connect Hawley Lane Mall and Seaside Park.
- Route 10 connects the towns of Stratford and Fairfield via Stratford Avenue.
- Route 13 connects Success Park and the Bridgeport bus station via Stratford Avenue.
- Route 15 travels Arctic and Kossuth Streets and East Washington Avenue to connect the Derby train station to the Bridgeport bus station.
- Route 17 travels along Route 1 at the northern edge of this neighborhood, connecting Success Park to the Bridgeport bus station.
- Route 23 travels Helen, Arctic and Kossuth Streets and East Washington Avenue to connect the Derby train station with the Bridgeport bus station.
- Coastal Link travels along Stratford Avenue to connect the towns of Milford and Norwalk.

4.6.H Miscellaneous

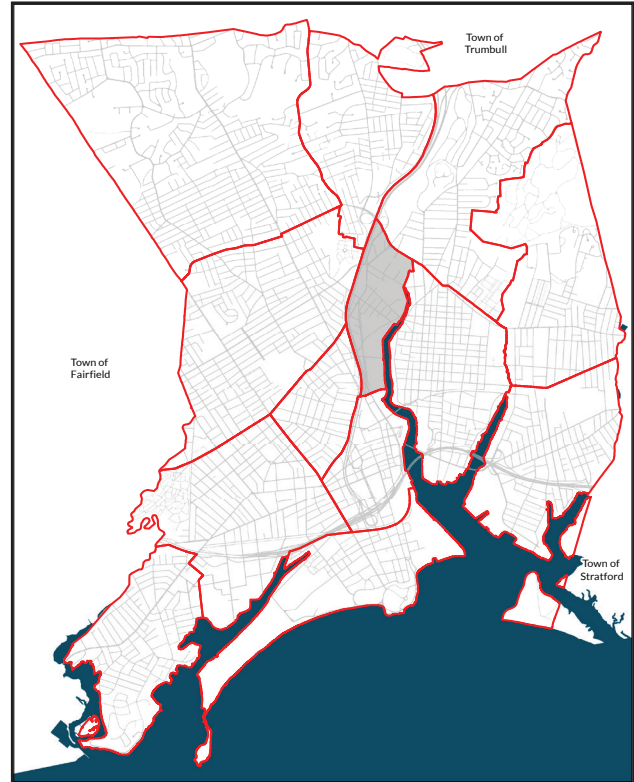
St. Augustine's Cemetary is located on Grant Street.

4.7 Enterprise Neighborhood Profile

This neighborhood is located in the center of Bridgeport. The neighborhoods of Reservoir, Upper East Side, Downtown, Hollow and Brooklawn/St Vincent’s all border it, as does the Pequonnock River. The Enterprise neighborhood has the Route 8/25 connector running through it. Main Street and North Avenue (Route 1) are commercial corridors.

The Enterprise neighborhood is composed of census tract 2572, and falls within Bridgeport City Council District 136, Connecticut Senatorial District 23 and Connecticut Assembly District 128. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

This neighborhood is dominated by light industrial and commercial land uses, and has little residential.



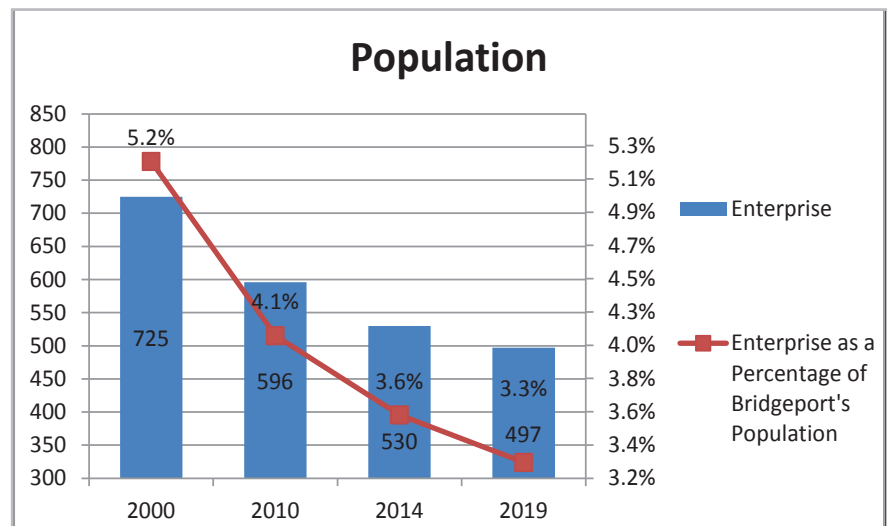
Map 36- Enterprise

Source: Office of Planning and Economic Development

4.7.A Demographics

The population decreased by 17% between 2000 and 2010, and is expected to continue declining through 2019. This can be attributed to the expansion of industrial and commercial uses through acquisition of residential properties.

Figure 17a



Source: U.S. Census Bureau Decennial 2010

The Enterprise neighborhood has the lowest population density in Bridgeport, at 1,458 persons per square mile. This is significantly lower than Bridgeport's 9,014 persons per square mile.

The racial makeup of the population residing in this neighborhood is quite diverse. The Enterprise neighborhood has the highest percentage of those reporting their race as Other Race Alone, at 33%. Those also reporting Hispanic Origin make up 49% of the population, the second highest percentage of all Bridgeport neighborhoods. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Population Density:

1,458
Persons per square mile in ENTERPRISE

9,014
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

49.0%
of ENTERPRISE population

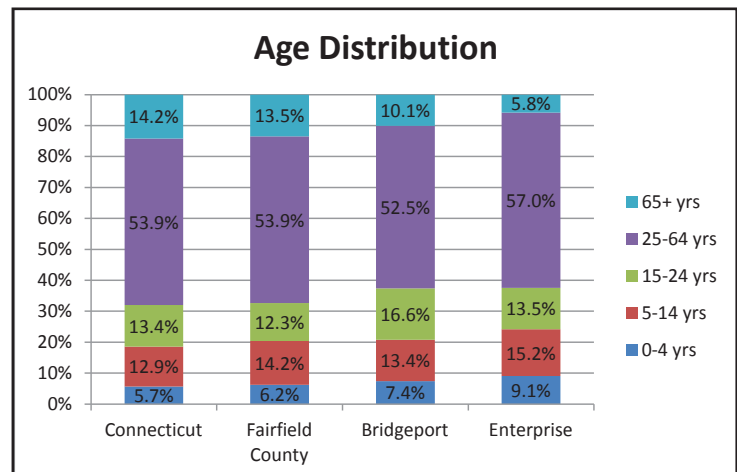
38.2%
of BRIDGEPORT population

16.9%
of FAIRFIELD COUNTY population

13.4%
of CONNECTICUT population

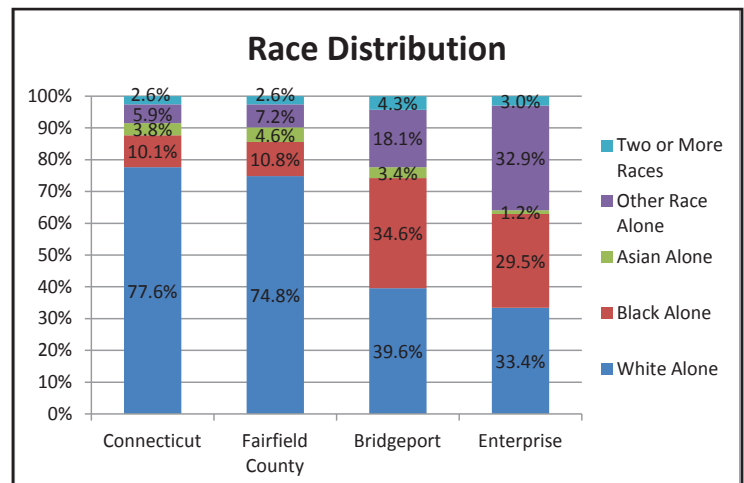
Source: U.S. Census Bureau Decennial 2010

Figure 17b



Source: U.S. Census Bureau Decennial 2010

Figure 17c



Source: U.S. Census Bureau Decennial 2010

Figure 17d

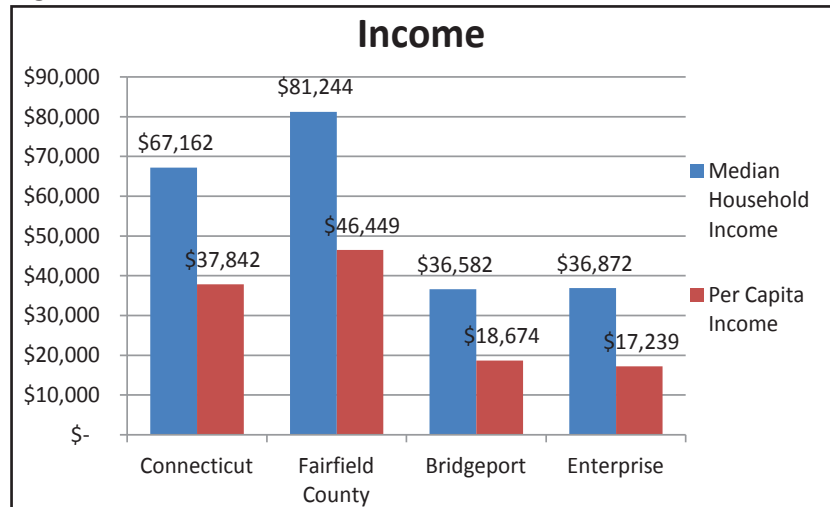
Educational Attainment (Adults over 25 years of age)						
	Bridgeport			Enterprise		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	45.4%	60.3%	36.1%
High School or GED	31.3%	31.3%	32.7%	47.5%	17.3%	30.0%
Some college, no degree	14.9%	16.8%	19.2%	3.2%	14.4%	16.8%
Associate's Degree	4.2%	4.7%	6.1%	0.0%	1.4%	9.5%
Bachelor's Degree	7.6%	7.7%	10.1%	2.0%	6.7%	3.9%
Master's/Professional Degree	4.0%	4.5%	5.8%	1.8%	0.0%	3.9%
Total Population	104,675	84,458	88,981	592	486	410

Source: American Community Survey 2008-2012

Educational attainment by those persons aged 25 and above improved significantly between 1990 and 2010. In 1990 over 45% of Enterprise residents had less than a high school degree, but this percentage dropped

19% by 2010 to only 36%. No residents of this neighborhood had an Associate's degree in 1990, but nearly 10% had achieved one by 2010.

Figure 17e



Source: U.S. Census Bureau Decennial 2010

4.7.B Housing

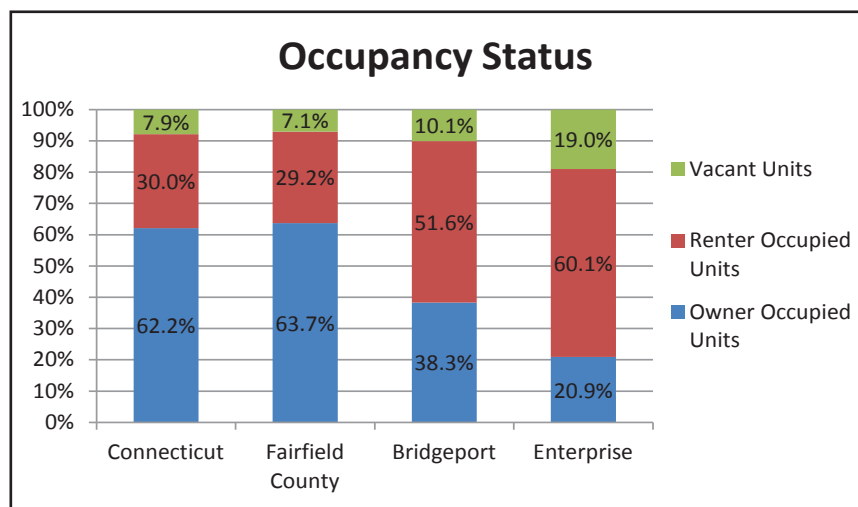
Figure 17f

	Households	Average Household Size
Enterprise	221	2.90
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

Renter occupied units make up 60% of the inventory in the Enterprise neighborhood. Forty-one percent of the units are in a two-family structure, while an additional 32% of the units are in three- to four-family structures. The majority of housing units were built between 1940 and 1969 (52%), while only 41% of Bridgeport's housing stock was built during that time-frame.

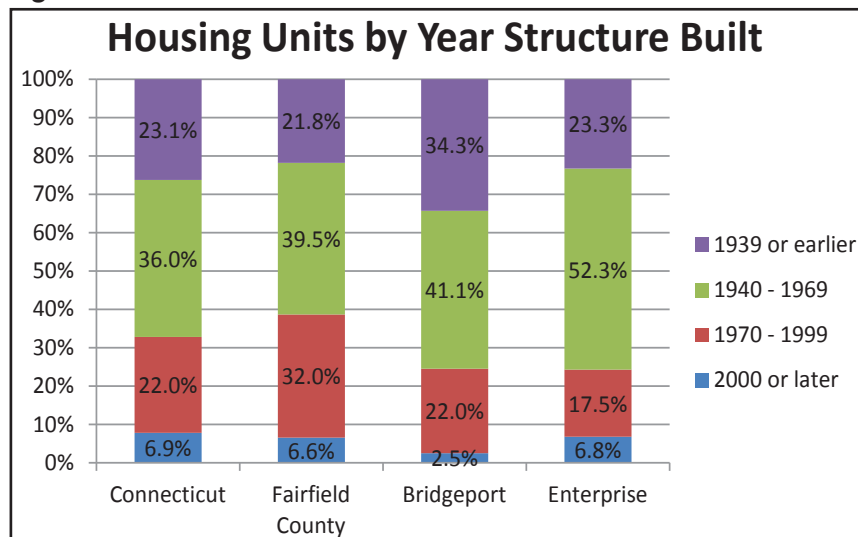
Figure 17g



Source: U.S. Census Bureau Decennial 2010

**Median year
built: 1954**

Figure 17h



Source: American Community Survey 2008-2012

2014 Median
Home Value:

\$235,714

for ENTERPRISE
homes

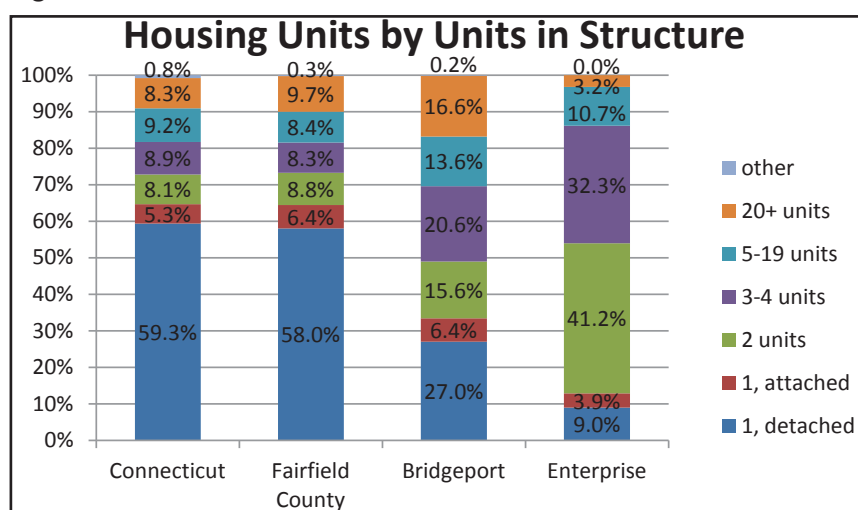
\$184,633

for BRIDGEPORT
homes

\$398,703

for FAIRFIELD
COUNTY homes

Figure 17i



Source: American Community Survey 2008-2012

\$247,842

for CONNECTICUT
homes

Source: U.S. Census Bureau Decennial 2010

4.7.C Employment

The majority of businesses in the Enterprise neighborhood fall into the categories of Retail Trade or Construction, with 26% of the businesses. The retail establishments are found along Route 1, North Avenue, and Boston Avenue.

As for the 1,900 employees that come into the Enterprise neighborhood, 26% percent of those employees work in Public Administration at the City’s Public Facilities Municipal Garage and Emergency Operations Center.

Three of the largest employers are BMW of Bridgeport and Chapin and Bangs.

The top five categories of types of businesses physically located within the Enterprise neighborhood are the following:

Figure 17k

Business Categories	Enterprise	Bridgeport
Retail Trade	14.2%	9.6%
Construction	11.7%	12.4%
Other Services (except Public Administration)	10.6%	10.2%
Administrative & Support & Waste Mgmt & Remediation Services	9.5%	12.2%
Manufacturing	7.7%	3.1%

Source: Dun & Bradstreet 2014

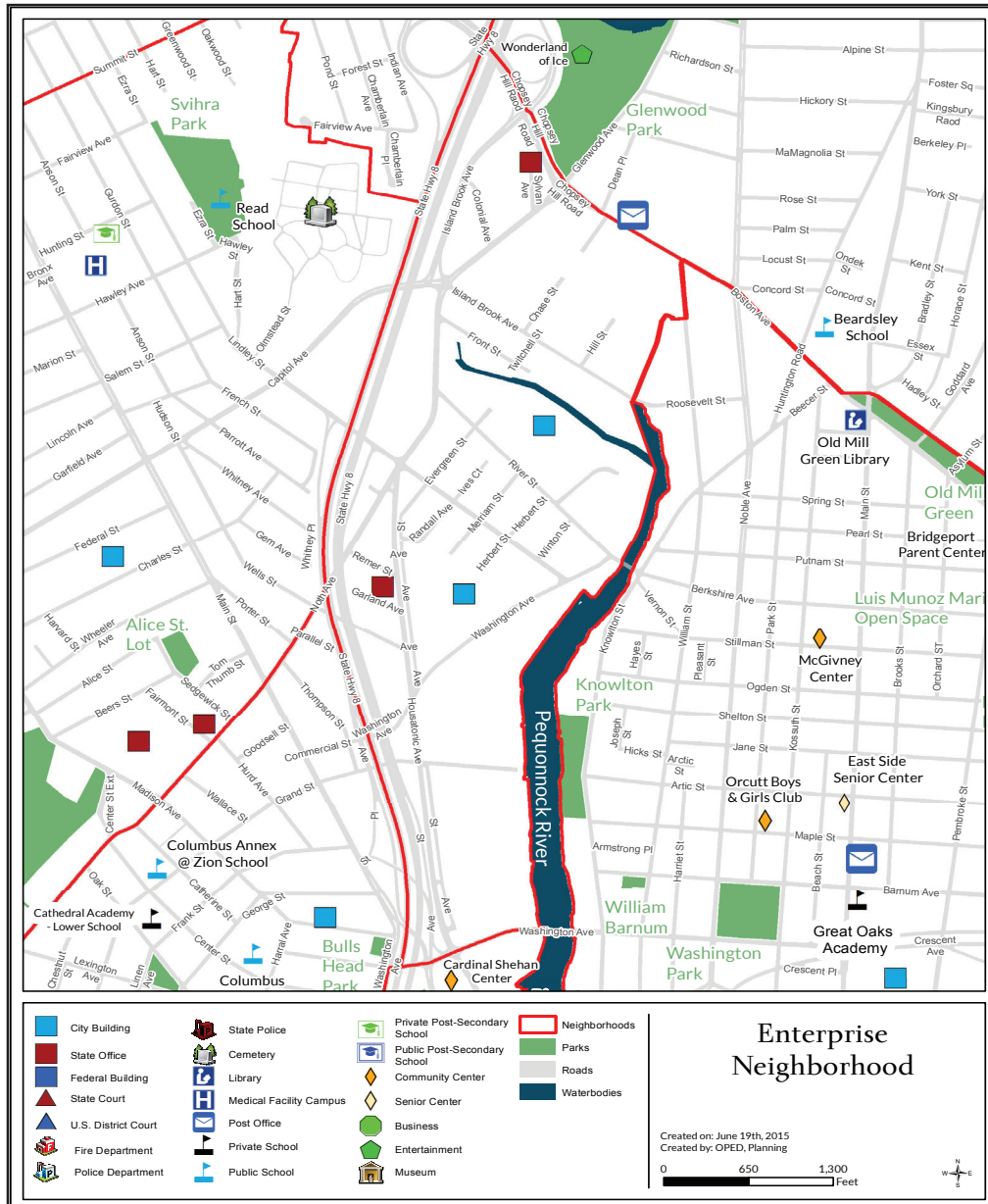
The top five categories for all jobs within the Enterprise neighborhood are the following:

Figure 17l

Employee Categories	Enterprise	Bridgeport
Public Administration	26.2%	10.0%
Retail Trade	14.9%	4.5%
Construction	13.3%	3.5%
Manufacturing	7.2%	4.7%
Transportation and Warehousing	7.1%	1.4%

Source: Dun & Bradstreet 2014

4.7.D Community Assets



Map 37- Enterprise Community Assets

Source: City of Bridgeport, BEGIS 2014

City/State/Federal Offices

City of Bridgeport Animal Shelter is located at 236 Evergreen Street.

The City's Public Facilities Municipal Garage is located at 581 North Washington Avenue. Also within this complex is the Emergency Management & Homeland Security, and Public Safety Communications, other-

wise known as the 911 Center.

The State of Connecticut Department of Motor Vehicles is located at 95 Sylvan Avenue. <http://www.ct.gov/dmv/site/default.asp>

The State of Connecticut Department of Social Ser-

vices Southwest Region office is located at 925 Housatonic Avenue. <http://www.ct.gov/dss/site/default.asp>

4.7.E Zoning/Historic Districts

Industrial-Light is the dominant zone in the Enterprise neighborhood, covering 65% of the acreage. Mixed Use-Light Industrial and Office Retail-General are the only other zoning designations within the neighborhood.

There are no historic districts within this neighborhood.

4.7.F Transportation

Bus Routes

Several bus routes travel through the Enterprise neighborhood.

- Route 1 travels along East Washington Avenue in this neighborhood to connect the Dock Shopping Center and Saaside Park.
- Route 6 travels from the Westfield Trumbull Mall to the Bridgeport bus station via Boston Avenue in this neighborhood.
- Route 17 connects Success Park and the bus station via Route 1 through this neighborhood.

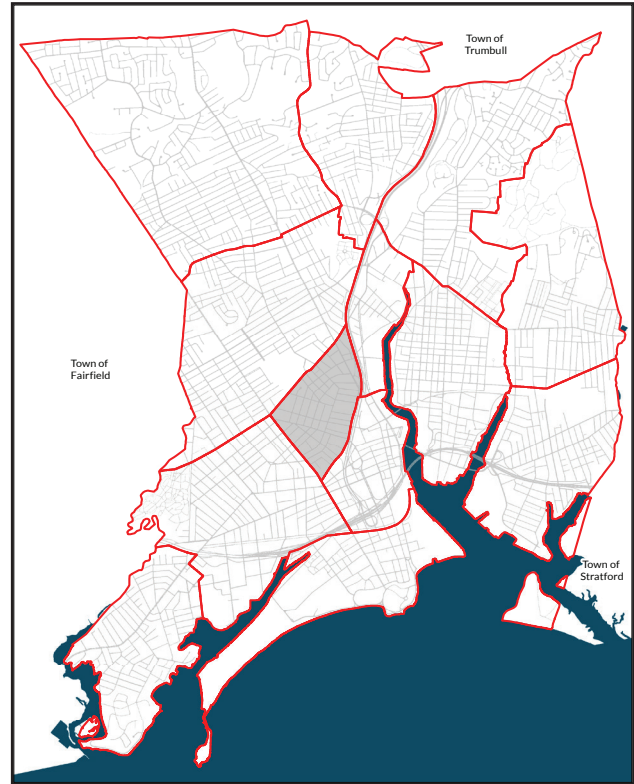


4.8 Hollow Neighborhood Profile

This neighborhood is located in the central area of Bridgeport. It is surrounded by the Brooklawn/St Vincent's, West Side/West End, Downtown and Enterprise neighborhoods. Main Street, North Avenue (Route 1) and Park Avenue are boundaries for the neighborhood, and serve in large part as the commercial corridors for the neighborhood. Pequonnock Street is also a commercial corridor.

The Hollow neighborhood falls within census tracts 713, 714 and 716, along with Bridgeport City Council Districts 131 and 136, Connecticut Senatorial District 23, and Connecticut Assembly District 130. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

This neighborhood has a mixture of single-family homes, small and large multi-family homes and several apartment complexes. The Charles Greene Homes public housing complex is also located within this neighborhood.



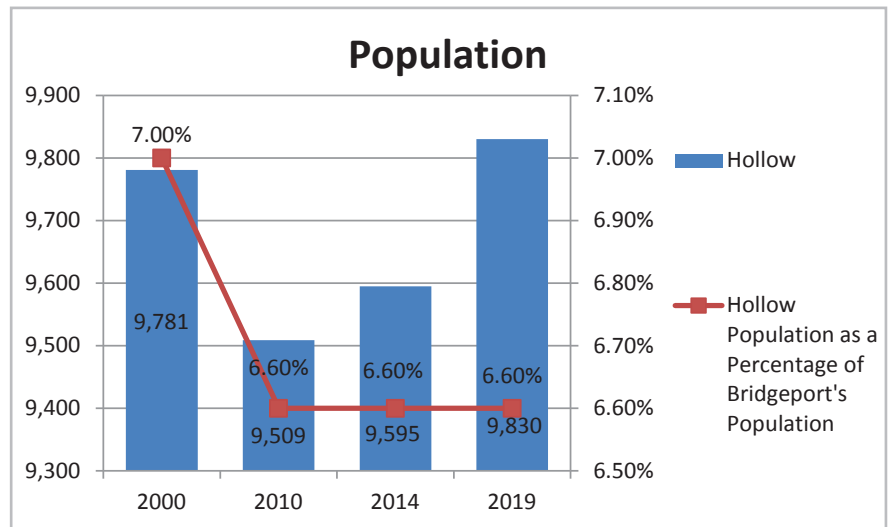
Map 38- Hollow

Source: Office of Planning and Economic Development

4.8.A Demographics

The Hollow population dropped slightly between 2000 and 2010, but is expected to climb above the 2000 levels by 2019. Young persons aged 24 and under comprise 42% of the Hollow population, and only 37% of Bridgeport's population. This is likely a factor of the large number of children residing in the public housing complex. This Bridgeport neighborhood is the most dense at 21,043 persons per square mile. This is 50% more than the next densest neighborhood, and 2.3 times that of Bridgeport's population density of 9,014.

Figure 18a



Source: U.S. Census Bureau Decennial 2010

The Hollow, along with the Enterprise neighborhood, is one of the most diverse neighborhoods in the city, with nearly 40% of the population claiming a race other than white alone or black alone. Those also reporting Hispanic Origin make up 52% of the population. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Population Density:

21,043
Persons per square mile in HOLLOW

9,014
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

52.0%
of HOLLOW population

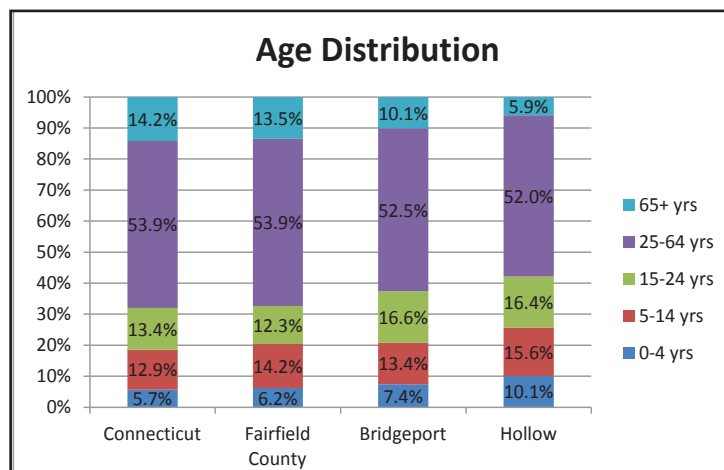
38.2%
of BRIDGEPORT population

16.9%
of FAIRFIELD COUNTY population

13.4%
of CONNECTICUT population

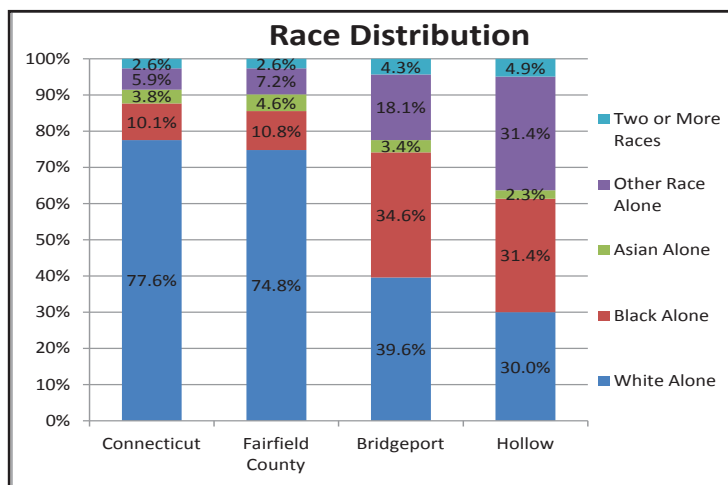
Source: U.S. Census Bureau Decennial 2010

Figure 18b



Source: U.S. Census Bureau Decennial 2010

Figure 18c



Source: U.S. Census Bureau Decennial 2010

Figure 18d

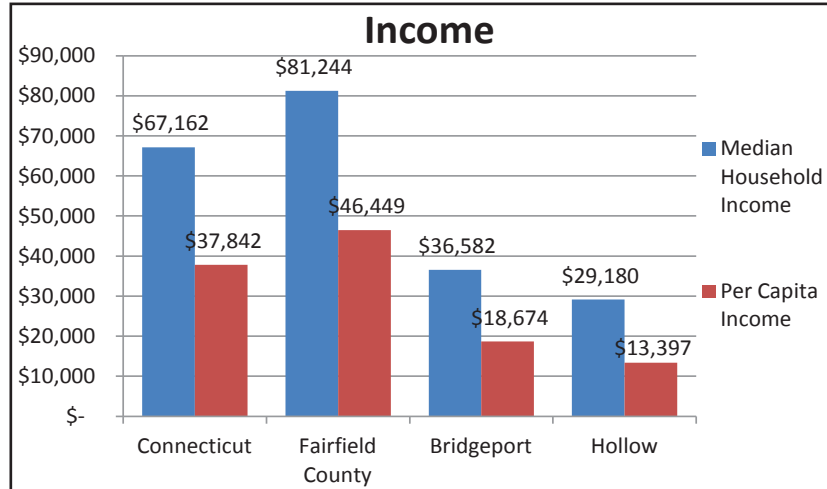
Educational Attainment (Adults over 25 years of age)						
	Bridgeport			Hollow		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	54.1%	52.3%	39.4%
High School or GED	31.3%	31.3%	32.7%	28.0%	26.4%	36.0%
Some college, no degree	14.9%	16.8%	19.2%	10.5%	11.5%	13.4%
Associate's Degree	4.2%	4.7%	6.1%	2.6%	3.1%	5.3%
Bachelor's Degree	7.6%	7.7%	10.1%	2.4%	3.7%	3.3%
Master's/Professional Degree	4.0%	4.5%	5.8%	2.5%	2.9%	2.6%
Total Population	104,675	84,458	88,981	6,155	5,020	5,765

Source: American Community Survey 2008-2012

Educational attainment for adults 25 years and older in the Hollow improved between 1990 and 2010. The percentage of adults without a high school degree dropped by 15% to being only 39% of the population,

while the percentage of those achieving a high school degree or GED increased by 8% to become 36% of the population.

Figure 18e



Source: U.S. Census Bureau Decennial 2010

4.8.B Housing

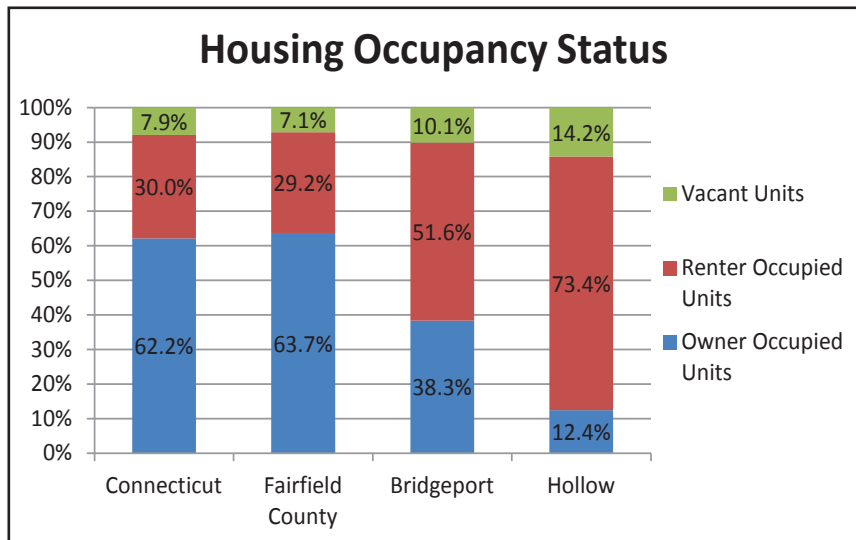
Figure 18f

	Households	Average Household Size
Hollow	3,121	2.92
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

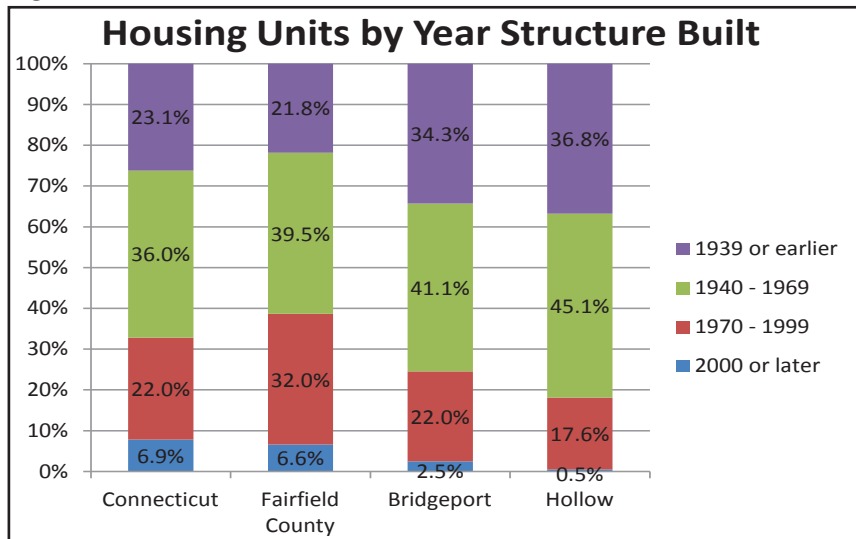
One-third of the housing units within the Hollow neighborhood are in 3-4 unit structures, while 22% of the housing units are in structures with over 20 units. Seventy-three percent of the units are renter occupied. This data points to the apartment complexes found within the neighborhood. The bulk of housing units, 45%, were built between 1940 and 1969.

Figure 18g



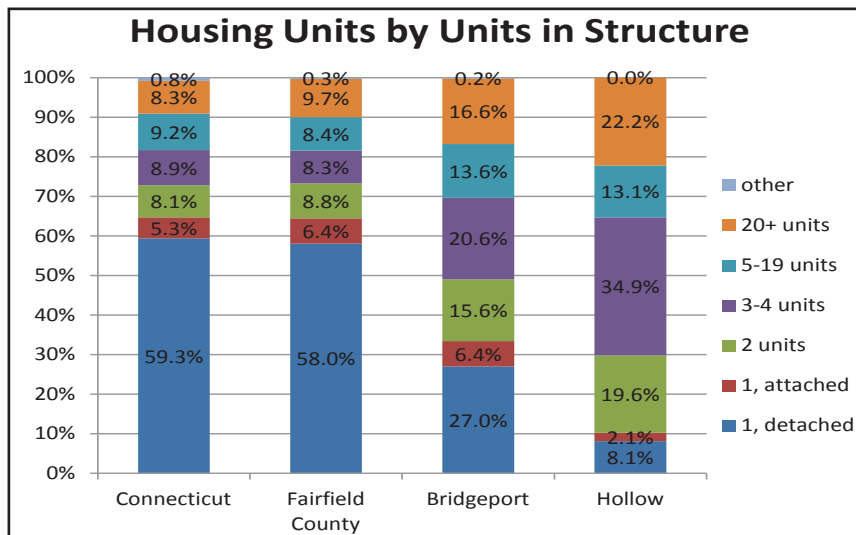
Source: U.S. Census Bureau Decennial 2010

Figure 18h



Source: American Community Survey 2008-2012

Figure 18i



Source: American Community Survey 2008-2012

**Median year
built: 1948**

2014 Median
Home Value:

\$184,226
for HOLLOW homes

\$184,633
for BRIDGEPORT
homes

\$398,703
for FAIRFIELD
COUNTY homes

\$247,842
for CONNECTICUT
homes

Source: U.S. Census Bureau Decennial 2010

4.8.C Employment

The majority of businesses in the Hollow are categorized as either Construction or Retail Trade. Together these categories have nearly 30% of the businesses. Jobs found within the neighborhood are dominated by Public Administration at 40%, and second by Construction with 12%. The high percentage of public administration jobs can be attributed to the three public

schools and board of education facilities maintenance garage located in the neighborhood.

The Hollow has 3,100 jobs. The largest employer in the neighborhood is Action For Bridgeport Community Development, Inc. (ABCD).

The top five categories of types of businesses physically located within the Hollow neighborhood are the following:

Figure 18j

Business Categories	Hollow	Bridgeport
Construction	16.6%	12.4%
Retail Trade	12.9%	9.6%
Other Services (except Public Administration)	11.9%	10.2%
Administrative & Support & Waste Mgmt & Remediation Services	9.9%	12.2%
Professional, Scientific & Tech Services	7.3%	9.2%

Source: Dun & Bradstreet 2014

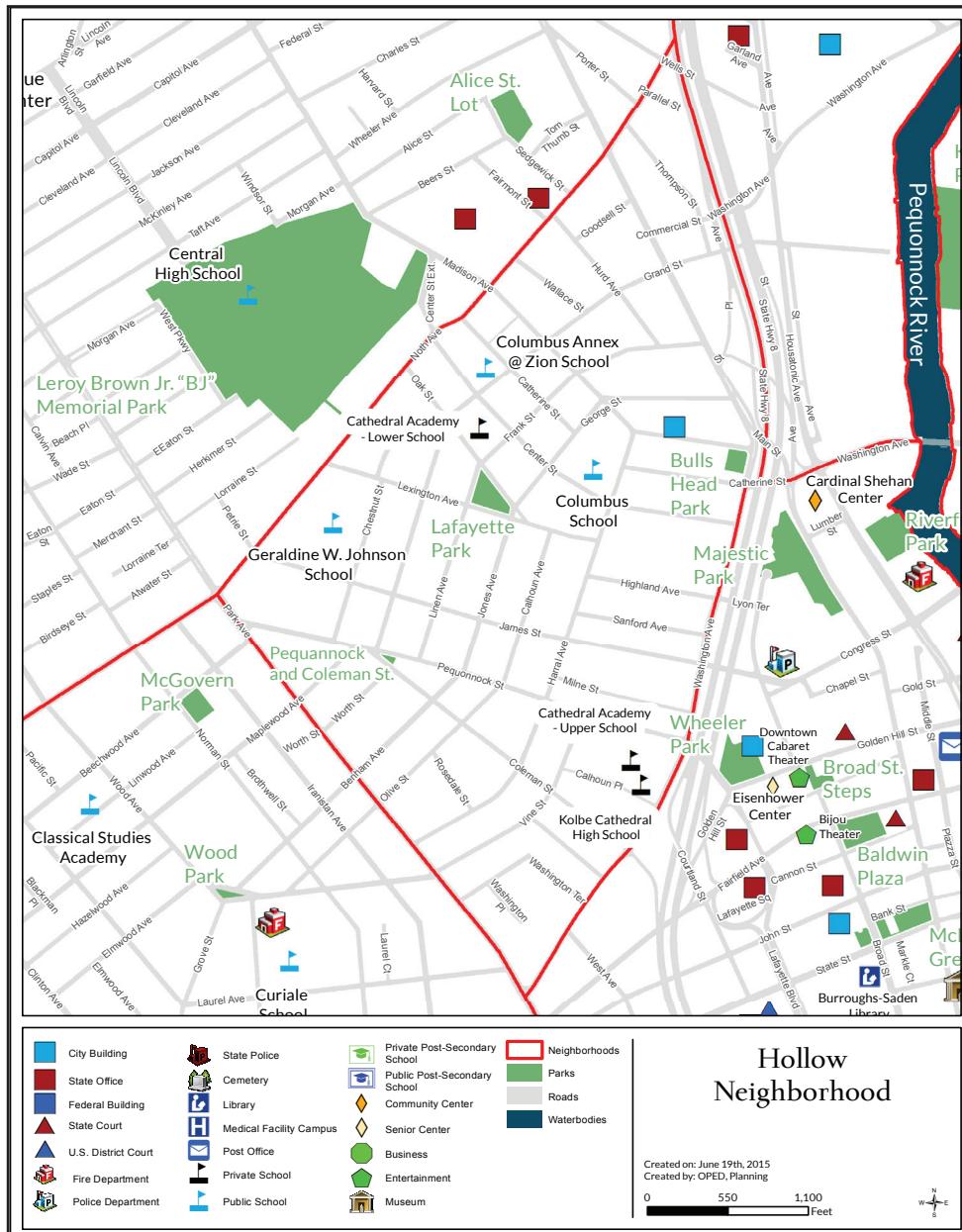
The top five categories for all jobs within the Hollow are the following:

Figure 18k

Employee Categories	Hollow	Bridgeport
Public Administration	39.9%	10.0%
Retail Trade	11.6%	4.5%
Construction	10.4%	3.5%
Other Services (except Public Administration)	7.5%	3.4%
Educational Services	5.4%	4.0%

Source: Dun & Bradstreet 2014

4.8.D Community Assets



Schools

Columbus School, 275 George Street, is a public school which enrolled 696 students in grades Pre-Kindergarten through 8th grade during the 2013-2014 school year. The Lighthouse Program, an after school program, is offered at this school. This school also offers a school-based health center, which provides medical,

dental, mental health counseling, outreach and parent aide services. www.bridgeportedu.com

Columbus Annex, at Zion School, 612 Grand Street, is a public school enrolling 187 students during the 2013-2014 year in grades Pre-Kindergarten through 2nd grade. www.bridgeportedu.com

Geraldine Johnson School, 475 Lexington Avenue, a public school, educated 837 students in Pre-Kinderergarten through 8th grade during the 2013-2014 school year. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Three private catholic schools are located within the Hollow neighborhood.

Kolbe Cathedral High School, 33 Calhoun Place, and the sister schools of Upper and Lower Cathedral Academy. Lower Cathedral Academy is located at 324 Frank Street and educates PreK through 3rd grade. Upper Cathedral Academy is located at 63 Pequonnock Street and educates students in grades 4-8.

Open Space/Parks

There are several parks within the Hollow neighborhood, including:

- Bulls Head, corner of Washington and Madison Avenues; passive park
- Lafayette Park, also known as Nanny Goat park, Oak Street; 1 playground, 1 hard court sport
- Pequonnock & Coleman Street park; passive green space

City/State/Federal Offices

City of Bridgeport Board of Education Maintenance Garage, 118 Madison Ave, provides maintenance services to all school facilities.

Places of Worship

Several houses of worship are located in the Hollow neighborhood, including, but not limited to, Fountain of Youth Bible Way Church, New Hope Missionary Baptist Church, Mt. Aery Baptist, Cathedral of Praise and Cathedral Parish (St. Augustine's and St. Patrick's).

4.8.E Development Activities/Plans

Redevelopment Plans

The Hollow Community Development Corporation created a strategic plan in 2005 which spoke to issues in the community such as blight removal, the need for off-street parking, increasing youth programs and

outdoor recreational areas, and landlord/tenant assistance programs.

4.8.F Zoning/Historic Districts

The Hollow neighborhood is predominantly zoned Residential-C (multi-family housing), but also has an abundance of Office-Retail (OR) and Residential-B (two-family housing). The R-C zone is found along both sides of Washington Avenue, and throughout the entire area between Pequonnock Street, North Avenue and Main Street. The R-B zone is found between Park Avenue and Pequonnock Street, while the OR zone is concentrated along the corridors of Main Street, North Avenue and Pequonnock Street, plus on several blocks in the northern portion of the neighborhood where a variety of different land uses are found.

The Sterling Hill national historic district is found on one block between Pequonnock and James Streets, Harral and Washington Avenues. Historic District Commission #1 oversees all exterior structural improvements within this district.

4.8.G Transportation

Bus Routes

- Several bus routes travel through or along the edge of the Hollow neighborhood.
- Route 3 connects the Westfield Trumbull Mall with the Bridgeport bus station via Madison and Washington Avenues in this neighborhood.
- Route 4 travels along Park Avenue to connect the Westfield Trumbull Mall with the Bridgeport bus station.
- Route 8 travels along Main Street to connect the Westfield Trumbull Mall with the bus station.
- Route 10 connects the towns of Stratford and Fairfield via Pequonnock Street in the Hollow.
- Route 17 travels Park Avenue in the Hollow, connecting Success Park with the Bridgeport bus station.

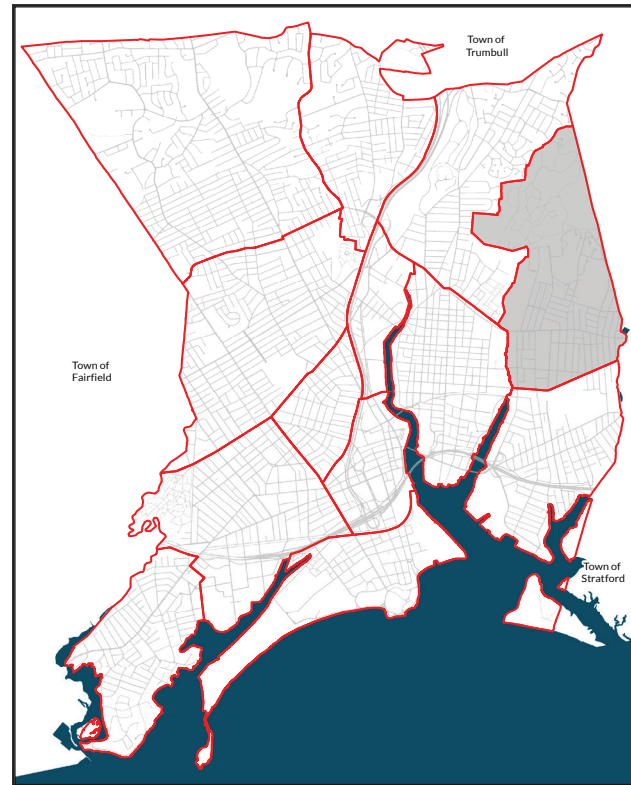


4.9 Mill Hill Neighborhood Profile

This neighborhood is located in the eastern central area of Bridgeport. It is bounded by the Upper East Side, East Side and East End neighborhoods, as well as the town of Stratford. U.S. Route 1, Boston Avenue, and Barnum Avenue are the neighborhood gateways and commercial corridors.

The Mill Hill neighborhood falls within census tracts 732, 733 and 737, along with Bridgeport City Council Districts 138 and 139, Connecticut Senatorial District 23, and Connecticut Assembly District 124. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

Residential in the Mill Hill neighborhood is a mix of low-rise multi-family structures and single-family homes, as well as the high density co-ops of Success Village. Bridgeport Hospital is a dominate stakeholder in the neighborhood, as are the large open areas associated with Lake Success and the former General Electric plant. The southern and western portions of the neighborhood are dominated by industrial uses along Seaview and Barnum Avenues.



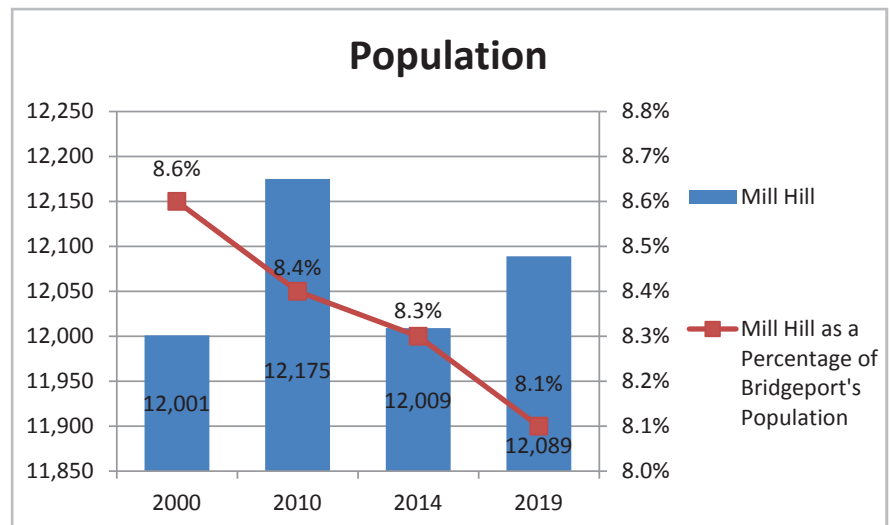
Map 40- Mill Hill

Source: Office of Planning and Economic Development

4.9.A Demographics

Population in Mill Hill increased slightly between 2000 and 2010, and is expected to remain stable through 2019 projections.

Figure 19a



Source: U.S. Census Bureau Decennial 2010

Age distribution in Mill Hill mirrors that of Bridgeport, with 52% of residents aged 25-64 years, and 33% being 24 years and younger. This neighborhood is moderately dense, at 8,216 persons per square mile. Forty-two percent of the Mill Hill population reports as black alone, while 37% identifies as Hispanic. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Population Density:

8,216
Persons per square mile in
MILL HILL

9,014
Persons per square mile in
BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

37.3%
of MILL HILL
population

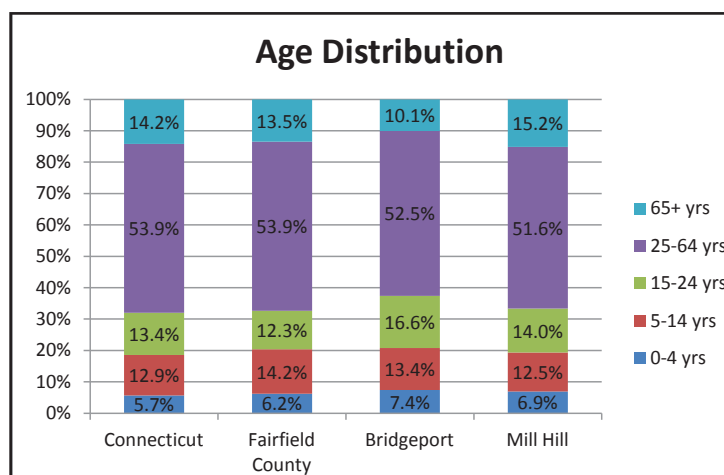
38.2%
of BRIDGEPORT
population

16.9%
of FAIRFIELD
COUNTY population

13.4%
of CONNECTICUT
population

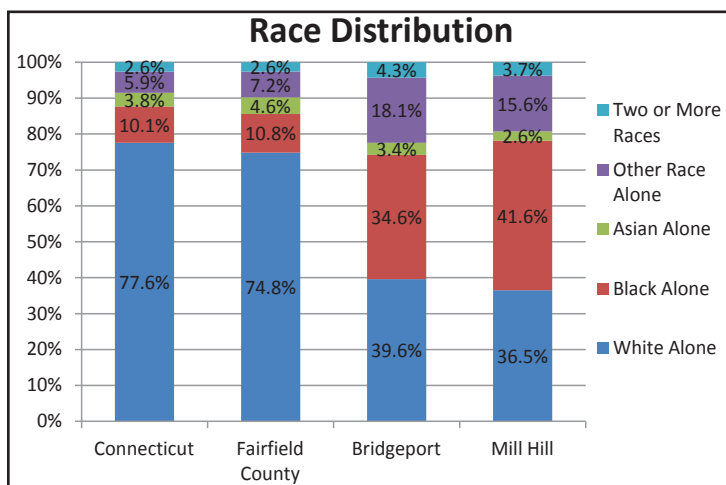
Source: U.S. Census Bureau Decennial 2010

Figure 19b



Source: U.S. Census Bureau Decennial 2010

Figure 19c



Source: U.S. Census Bureau Decennial 2010

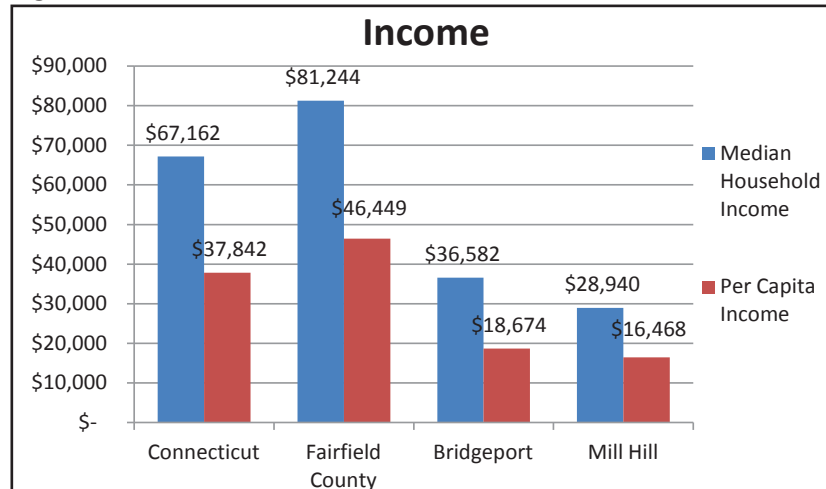
Figure 19d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			Mill Hill		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	39.7%	37.1%	24.8%
High School or GED	31.3%	31.3%	32.7%	32.9%	32.1%	37.9%
Some college, no degree	14.9%	16.8%	19.2%	15.3%	18.0%	20.8%
Associate's Degree	4.2%	4.7%	6.1%	4.5%	5.5%	6.0%
Bachelor's Degree	7.6%	7.7%	10.1%	5.0%	4.5%	7.3%
Master's/Professional Degree	4.0%	4.5%	5.8%	2.6%	3.1%	3.3%
Total Population	104,675	84,458	88,981	12,640	10,580	7,970

Source: American Community Survey 2008-2012

Educational attainment for those aged 25 years and older improved significantly since 1990 in two categories. Those Mill Hill residents who have less than a

high school degree dropped by 15% to being 24.8% of the population. Residents with a Bachelor's degree increased to over seven percent of the population.

Figure 19e

Source: U.S. Census Bureau Decennial 2010

4.9.B Housing

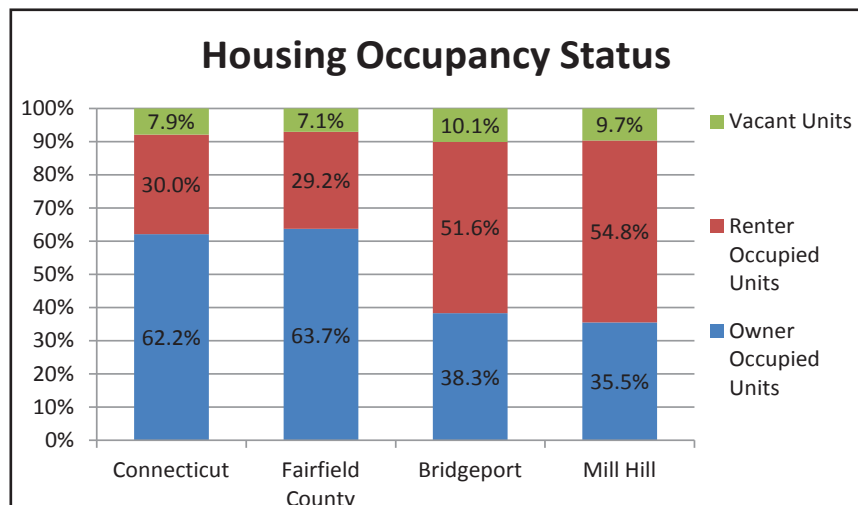
Figure 19f

	Households	Average Household Size
Mill Hill	4,901	2.39
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

Of the housing units in Mill Hill, 33% are found within 2-4 unit structures, resulting in 55% of all units being renter occupied. The bulk of properties, 50% were built between 1940 and 1969, resulting in a median year built of 1952

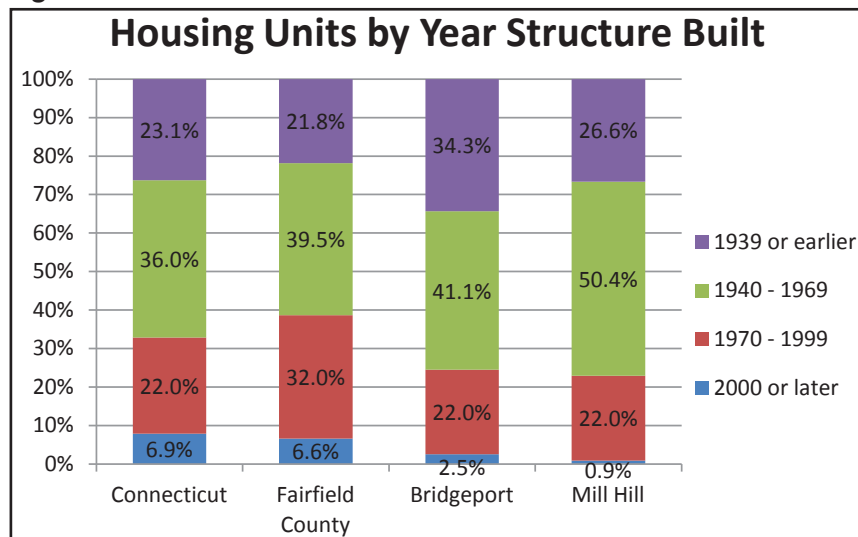
Figure 19g



Source: U.S. Census Bureau Decennial 2010

Median year built: 1952

Figure 19h



Source: American Community Survey 2008-2012

2014 Median Home Value:

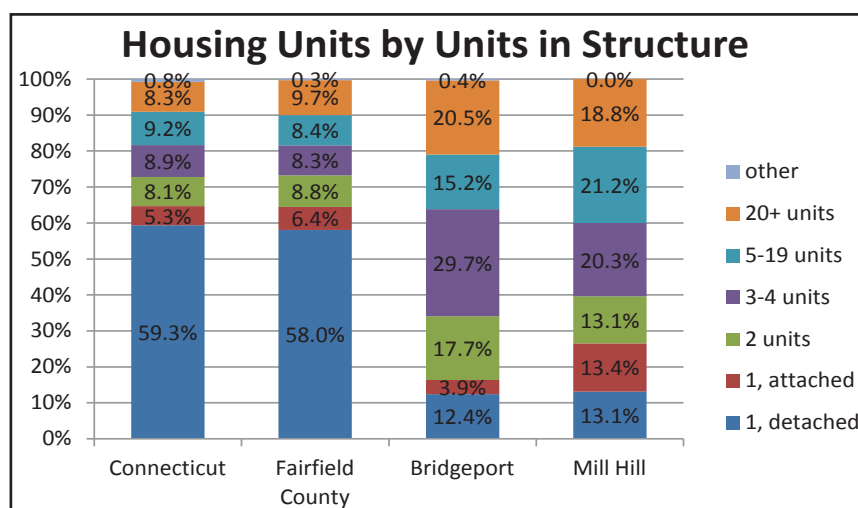
\$154,044
for MILL HILL homes

\$184,633
for BRIDGEPORT homes

\$398,703
for FAIRFIELD COUNTY homes

\$247,842
for CONNECTICUT homes

Figure 19i



Source: American Community Survey 2008-2012

Source: U.S. Census Bureau Decennial 2010

4.9.C Employment

The main category for businesses in Mill Hill, according to Dun and Bradstreet, at 25%, are Other Services (except Public Administration) and Administrative & Support & Waste Management & Remediation Services. Jobs found within the neighborhood are categorized into Administrative & Support & Waste Management & Remediation Services or Educational Services, with 39%. The educational institutions in this neighbor-

hood include three high schools and five elementary schools, supporting the high percentage of jobs in the Educational Services category.

There are nearly 3,000 jobs within the Mill Hill neighborhood. The top two employers are Bridgeport Hospital and Ahlbin Centers for Rehabilitation Medicine.

The top five categories of types of businesses physically located within the Mill Hill neighborhood are the following:

Figure 19j

Business Categories	Mill Hill	Bridgeport
Other Services (except Public Administration)	13.7%	10.2%
Administrative & Support & Waste Mgmt & Remediation Services	11.6%	12.2%
Construction	11.2%	12.4%
Health Care & Social Assistance	9.7%	6.2%
Retail Trade	9.3%	9.6%

Source: Dun & Bradstreet 2014

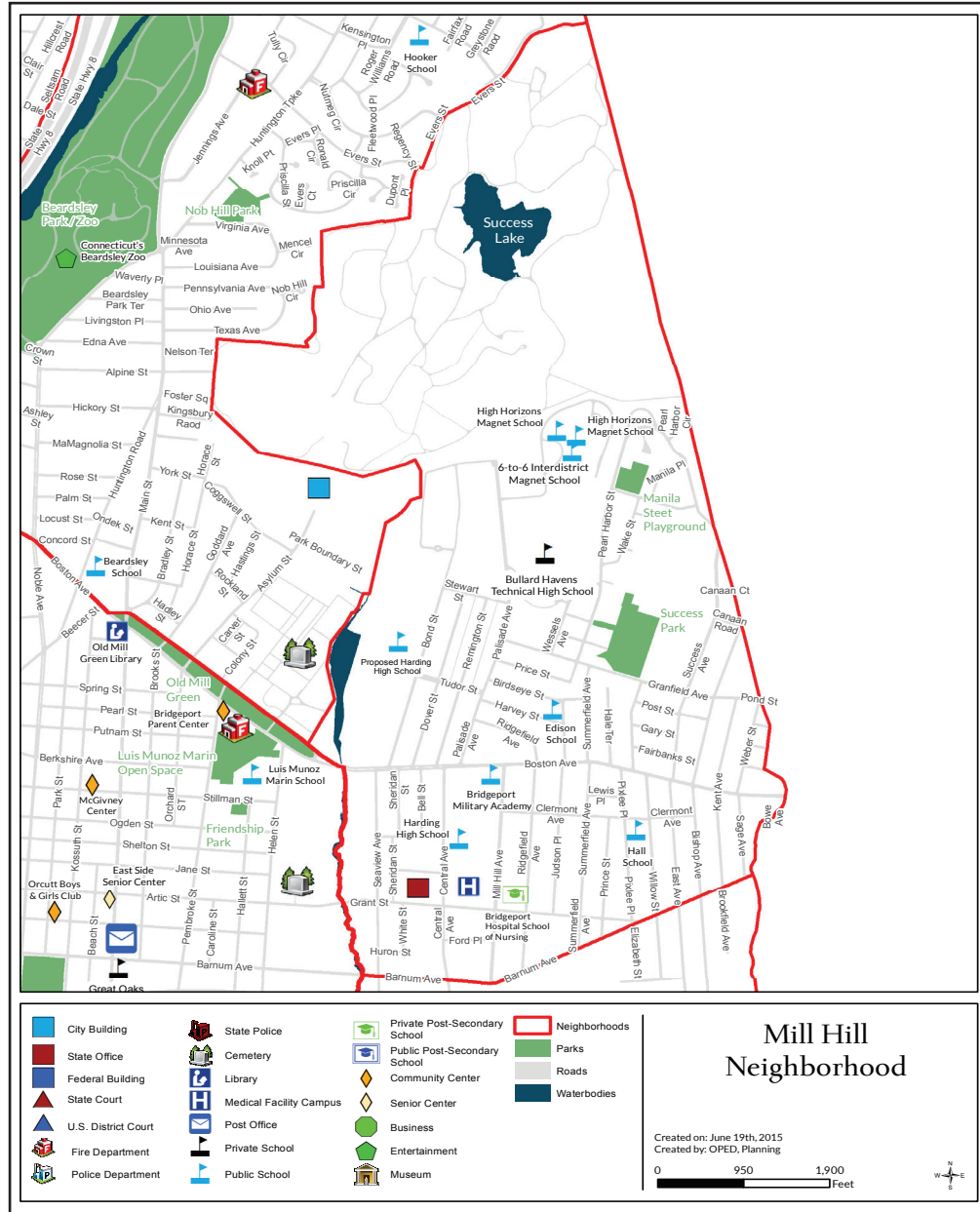
The top five categories for all jobs within the Mill Hill neighborhood are the following:

Figure 19k

Employee Categories	Mill Hill	Bridgeport
Administrative & Support & Waste Mgmt & Remediation Services	20.8%	51.4%
Educational Services	17.8%	4.0%
Health Care & Social Assistance	16.8%	4.9%
Manufacturing	6.8%	4.7%
Accommodation & Food Services	6.7%	2.2%

Source: Dun & Bradstreet 2014

4.9.D Community Assets



Map 41- Mill Hill Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

The JFK campus, 700 Palisade Avenue, houses three magnet schools: High Horizons, Multi Cultural and Six-to-Six. The Lighthouse Program, an after school program, is offered on the campus, as is a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services.

- High Horizons school provides grades K-8 and had

a 2013/2014 enrollment of 425 students. This magnet school focuses on language arts. www.bridgeportedu.com

- Multi Cultural school provides grades K-8 and has a 2013/2014 student enrollment of 449. This magnet school focuses on foreign languages and cultures. www.bridgeportedu.com

- Six-to-Six Interdistrict Magnet School and the Thurgood Marshall Middle School for Social Justice are public schools for children 3 years old through 8th grade, and run by the Connecticut Educational System. This school is open from 6 a.m. to 6 p.m., offering before and after school programs. Students at this school live in Monroe, Trumbull, Stratford, Fairfield and Bridgeport. Student enrollment during 2013/2014 was 180 students.

Edison School, 115 Boston Terrace, is a public school with grades K-6, and a 2013/2014 student enrollment of 249. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Hall School, 345 Clermont Avenue, is a public school with grades K-6 and a 2013/2014 student enrollment of 277. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Harding High School, 1734 Central Avenue, enrolled 1,104 students during the 2013/2014 academic year. Two college/career pathways are offered through the International Baccalaureate Law Careers Academy and Health Careers Magnet Academy programs. This school offers a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services. In addition, adult education classes are held at Central High School. www.bridgeportedu.com

Bridgeport Military Academy, 461 Mill Hill Avenue, is a new public interdistrict high school focusing specifically on first responder career training. During the school's inaugural year of 2013/2014, 114 students were enrolled.

Bullard Havens Vocational Technical School, 500 Palisade Avenue, is a technical high school with concentrations that include construction and mechanical trades, information technology and culinary arts. www.cttech.org/bullard-havens/

Bridgeport Hospital School of Nursing is located on the Bridgeport Hospital campus, 267 Grant Street.

Open Space/Parks

- Success Park – Granfield Avenue; a 7 acre park offering a playground, picnic area, soccer field and 1 hard court sport area.
- Manila Street Playground – Manila Street; a 2 acre site with playground.

City/State/Federal Offices

Greater Bridgeport Community Mental Health Center is located at 1635 Central Avenue, and provides psychiatric intensive care, transitional residence and day programs.

Places of Worship

Among the places of worship located within this neighborhood, Summerfield United Methodist Church is found on Clermont Avenue.

4.9.E Development Activities/Plans

Activities

Bridgeport Hospital's campus expansion and redevelopment is the most visible activity in the Mill Hill neighborhood. Additionally, remediation and future development of both the General Electric and Remington Woods/Lake Success Business Park continue. Harding High School will be relocating to a portion of the General Electric Site. Refer to Chapter 3, Economic Development Initiatives for further information on these initiatives.

Redevelopment Plans

The Mill Hill Neighborhood Revitalization Zone (NRZ) created a strategic plan in 2013 which addressed neighborhood issues such as absentee landlords, Seaview Avenue widening, increasing the amount of park space south of Boston Avenue and decreasing crime.

4.9.F Zoning/Historic Districts

The Mill Hill neighborhood is characterized by five zones: Industrial-Light, Residential-C (multi-family), Residential-B (two-family), and to much lesser extents Office Retail and Mixed Use-Educational Medical.

Lake Success, also known as Remington Woods, is over 400 acres of undeveloped land being remediated for future use. This site, along with the former General Electric plant on Bond Street and the Seaview Avenue corridor compose the industrially zoned land within the neighborhood. Residential is predominantly Residential-C, and found mostly north of Boston Avenue. The entire lengths of Boston and Barnum Avenues throughout this neighborhood are zoned Office Retail. The Mixed Use-Educational Medical zone encompasses the entire campus of Bridgeport Hospital and the current Harding High School location.

There are two national register historic districts located in Mill Hill: Remington City and Remington Village. Both historic districts are clusters of housing built before and during World War I. Historic District Commission #1 oversees all exterior structural improvements within these districts.

4.9.G Transportation

Bus Routes

Several bus routes travel through or along the edges of the Mill Hill neighborhood.

- Route 1 connects the town of Stratford with Seaside Park, via Barnum Avenue
- Route 13 connects Success Park with the Bridgeport bus station via Central Avenue.
- Route 15 travels along Boston and Seaview Avenues to connect the town of Derby with the Bridgeport bus station.
- Route 17 connects Success Park with the Bridgeport bus station via Boston Avenue.
- Route 23 travels along Boston, Mill Hill and Barnum Avenues to connect the town of Derby with the Bridgeport bus station.

4.9.H Miscellaneous

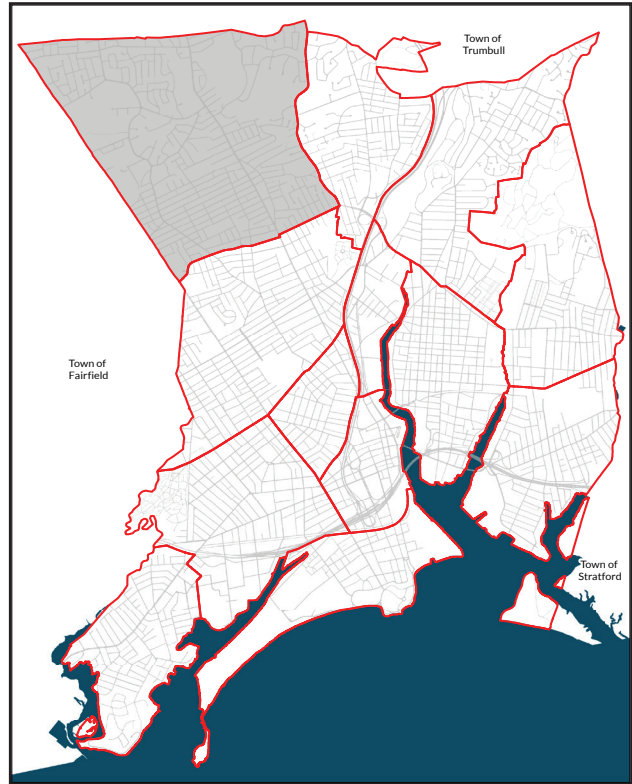
Bridgeport Hospital is located at 267 Grant Street. It is a general care medical facility with 425 beds. Ahlbin Centers for Rehabilitation Medicine, 226 Mill Hill Avenue, is affiliated with Bridgeport Hospital. www.bridgeporthospital.org

4.10 North End Neighborhood Profile

This neighborhood is located in the northwestern corner of Bridgeport. It is surrounded by the towns of Trumbull and Fairfield, and the Brooklawn/St Vincent's and Reservoir neighborhoods. Main Street is the primary commercial corridor through this area, while Madison Avenue provides small neighborhood retail.

The North End falls within census tracts 722 through 727; Bridgeport City Council Districts 133-136; Connecticut Senatorial Districts 22 and 23; and Connecticut Assembly Districts 126 and 127. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

This neighborhood is dominated by single-family residential and condominium complexes. The Bridgeport-owned Fairchild Wheeler Golf Course is located on Park Avenue, in the town of Fairfield. Sacred Heart University is also located on Park Avenue, across the street from this neighborhood. Many students live in Bridgeport, some in school-built dormitories and others throughout the North End. The North End neighborhood has the only lake in Bridgeport, Lake Forest. The North End is perceived as a desirable location due to the high percentage of single-family homes—achievement of the “American Dream.”



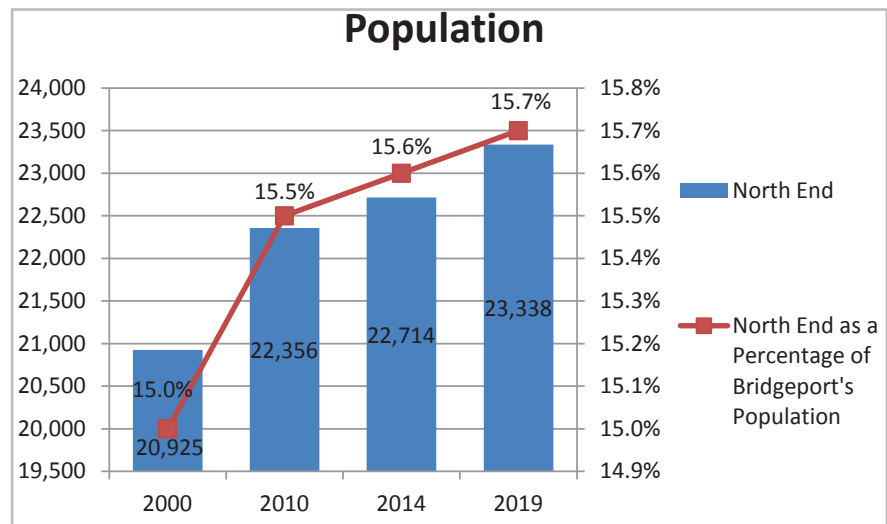
Map 42- North End

Source: Office of Planning and Economic Development

4.10.A Demographics

Population in the North End jumped by nearly 7% between 2000 and 2010, and is expected to increase slightly each year through 2019. The second most populous neighborhood, the North End is fairly developed, with little opportunity to add more with the current zoning in place.

Figure 20a



Source: U.S. Census Bureau Decennial 2010

Fifty-nine percent of North End residents report as being white alone, and 24% report as being black alone. Those also reporting Hispanic Origin make up nearly 25% of the population. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Population Density:

7,399
Persons per square mile in NORTH END

9,014
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

24.8%
of NORTH END population

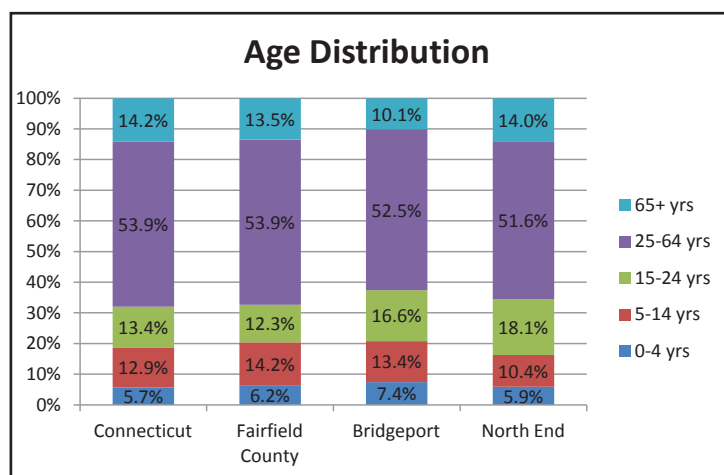
38.2%
of BRIDGEPORT population

16.9%
of FAIRFIELD COUNTY population

13.4%
of CONNECTICUT population

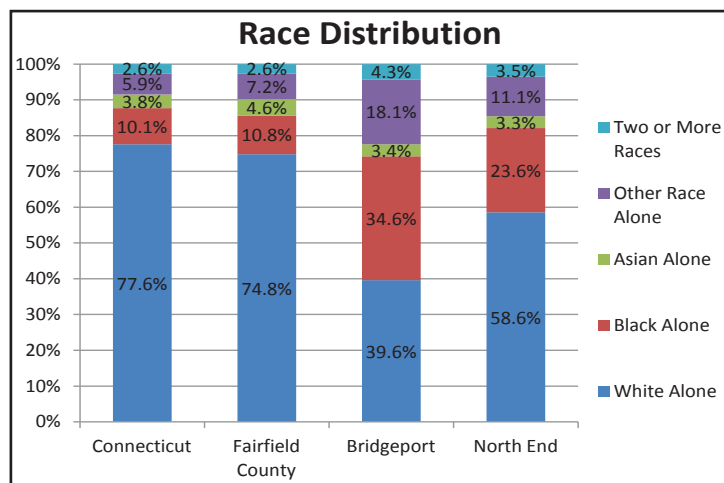
Source: U.S. Census Bureau Decennial 2010

Figure 20b



Source: U.S. Census Bureau Decennial 2010

Figure 20c



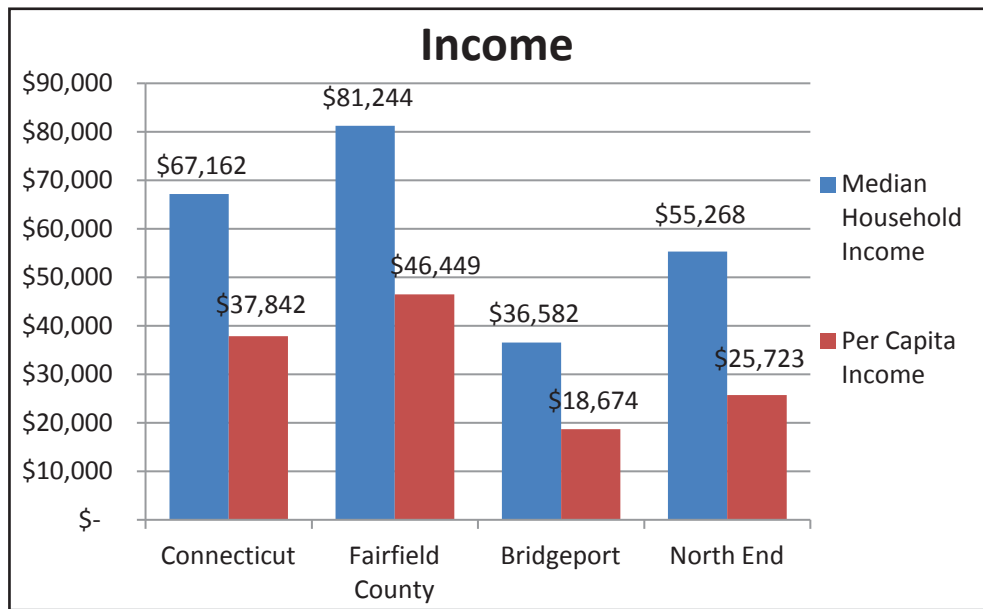
Source: U.S. Census Bureau Decennial 2010

Figure 20d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			North End		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	25.0%	25.0%	19.3%
High School or GED	31.3%	31.3%	32.7%	35.0%	34.3%	31.0%
Some college, no degree	14.9%	16.8%	19.2%	15.7%	17.7%	20.2%
Associate's Degree	4.2%	4.7%	6.1%	5.3%	5.8%	7.6%
Bachelor's Degree	7.6%	7.7%	10.1%	11.2%	10.1%	14.6%
Master's/Professional Degree	4.0%	4.5%	5.8%	7.8%	7.0%	7.3%
Total Population	104,675	84,458	88,981	14,023	12,400	15,044

Source: American Community Survey 2008-2012

Figure 20e



Source: U.S. Census Bureau Decennial 2010

4.10.B Housing

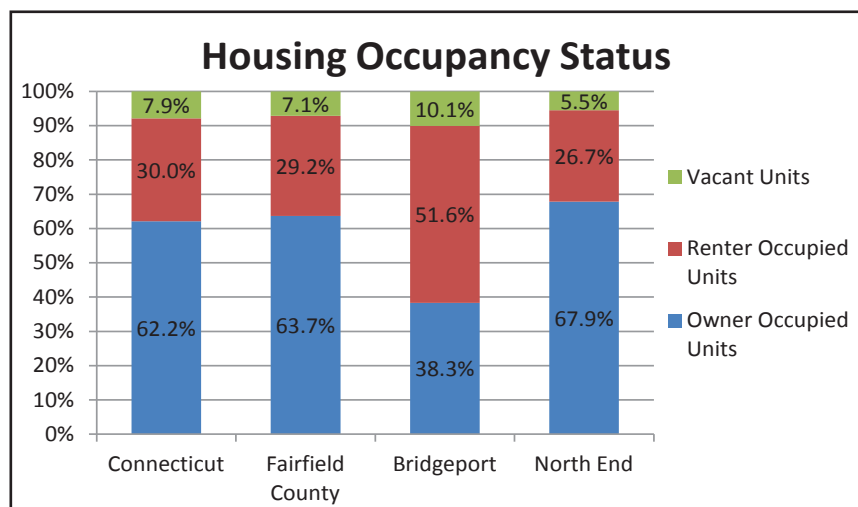
Figure 20f

	Households	Average Household Size
North End	8,389	2.61
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

The bulk of housing stock, 53%, in the North End was built between 1940 and 1969 during the post-WWII suburban expansion. Fifty-nine percent of housing units are single-family detached, while 13% of the units are found in structures housing 20+ units, i.e. condominium complexes. The largest percentage in Bridgeport, 68% of the housing units are owner-occupied in the North End.

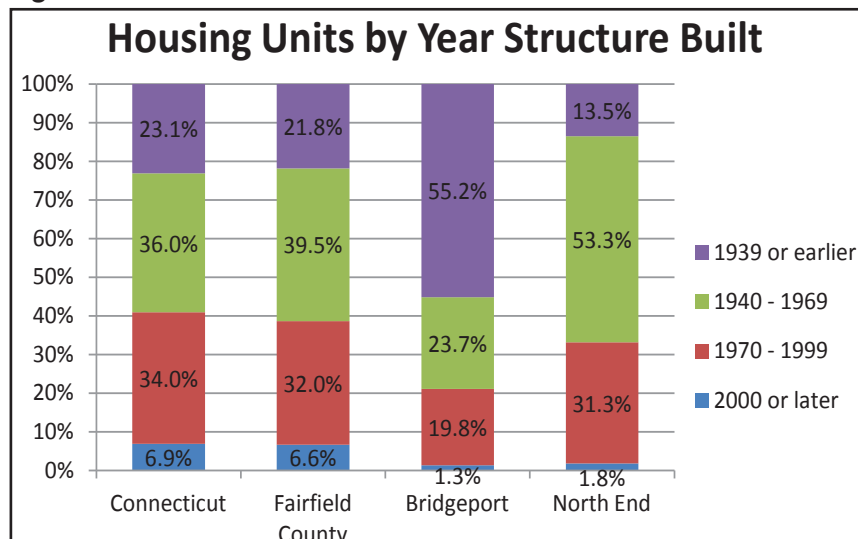
Figure 20g



Source: U.S. Census Bureau Decennial 2010

**Median year
built: 1940**

Figure 20h



Source: American Community Survey 2008-2012

2014 Median
Home Value:

\$186,540

for NORTH END
homes

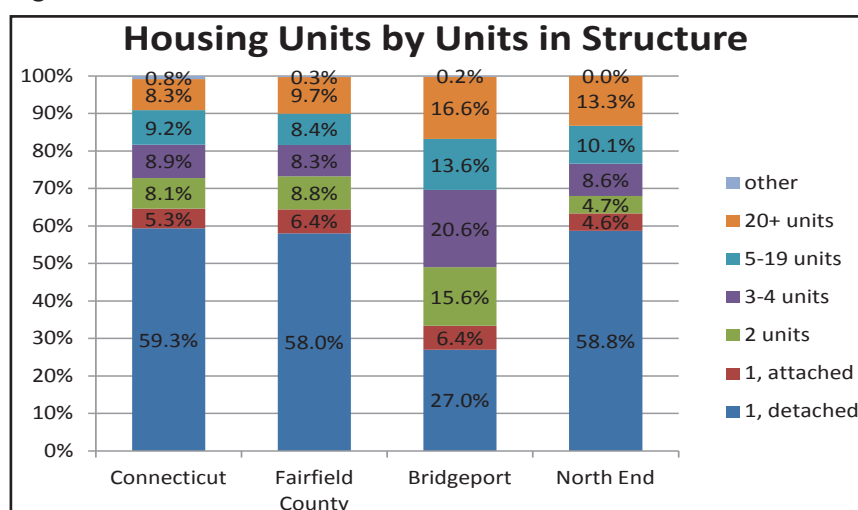
\$184,633

for BRIDGEPORT
homes

\$398,703

for FAIRFIELD
COUNTY homes

Figure 20i



Source: American Community Survey 2008-2012

\$247,842

for CONNECTICUT
homes

Source: U.S. Census Bureau Decennial 2010

4.10.C Employment

The majority of businesses, 29%, in the North End are categorized as either Construction or a catchall category titled Administrative & Support & Waste Management & Remediation Services. This latter category includes back office businesses such as employment or job search agencies, telemarketing or answering services, business service centers, stenographers and collection agencies. Additional types of businesses in this category include security and investigative services, locksmith, exterminator, janitor and landscaper.

The final type of businesses include waste collection and disposal, remediation and materials recovery, and septic tank and related services. As for jobs within the North End, Health Care & Social Assistance dominate the neighborhood at over 20%. This is due to the medical campus on north Main Street.

The North End neighborhood of Bridgeport has over 5,700 jobs.

The top five categories of types of businesses physically located within the North End neighborhood are the following:

Figure 20j

Business Categories	North End	Bridgeport
Administrative & Support & Waste Mgmt & Remediation Services	15.3%	12.2%
Construction	14.1%	12.4%
Health Care & Social Assistance	11.4%	6.2%
Retail Trade	8.8%	9.6%
Professional, Scientific & Tech Services	8.6%	9.2%

Source: Dun & Bradstreet 2014

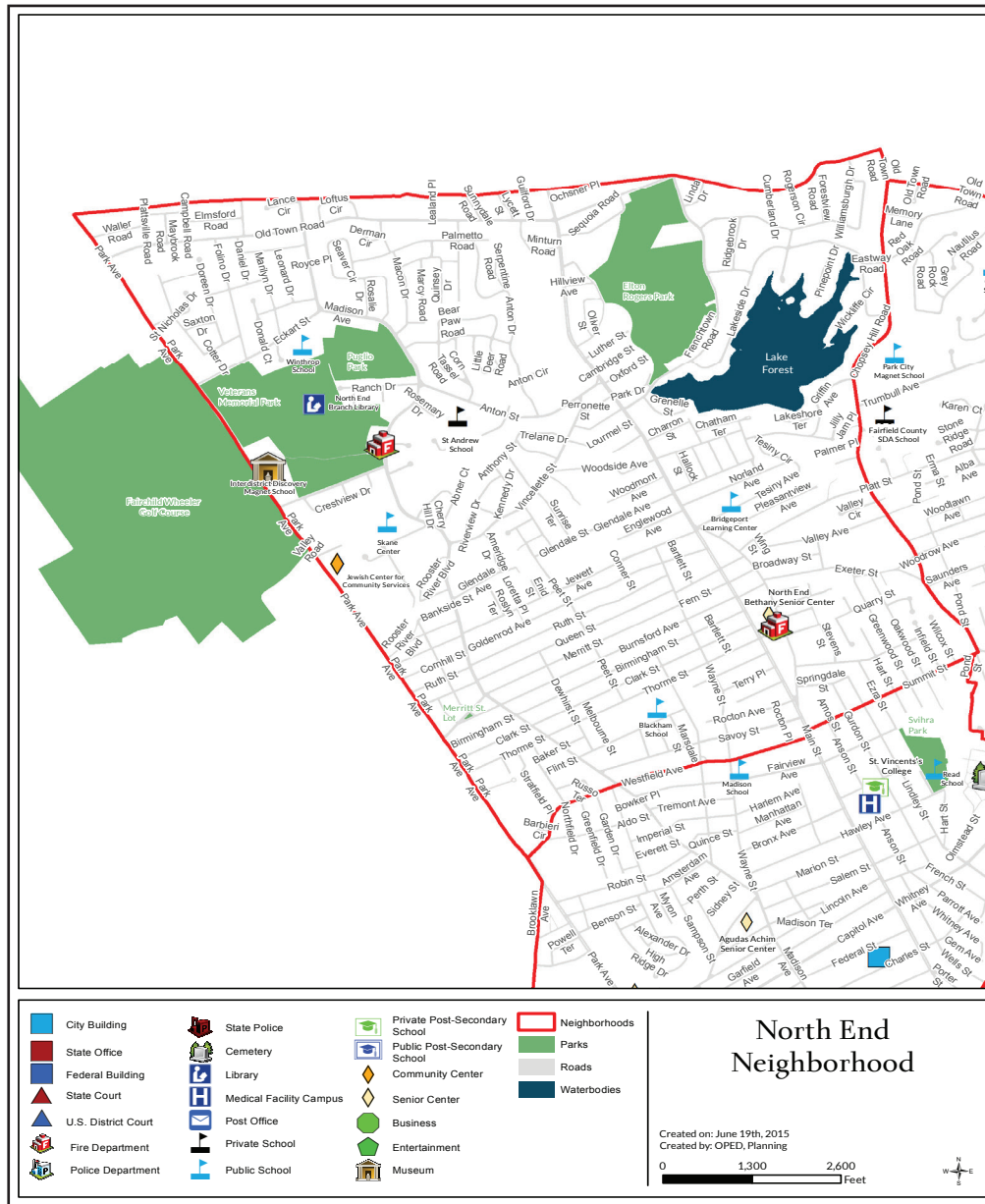
The top five categories for all jobs within the North End are the following:

Figure 20k

Employee Categories	North End	Bridgeport
Health Care & Social Assistance	20.6%	4.9%
Retail Trade	10.9%	4.5%
Administrative & Support & Waste Mgmt & Remediation Services	9.8%	51.4%
Accommodation & Food Services	8.4%	2.2%
Other Services (except Public Administration)	7.8%	3.4%

Source: Dun & Bradstreet 2014

4.10.D Community Assets



Map 43- North End Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Skane Center School, 2977 Madison Avenue, is a public school with grades Pre-K and Kindergarten, and has a 2013/2014 enrollment of 316 students. www.bridgeportedu.com

Winthrop School, 85 Eckart Street, is a public school with grades K-8, and a 2013/2014 enrollment of 691

students. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Blackham School, 425 Thorme St, is a Pre-Kindergarten through 8th grade public school educating 1,134 students during the 2013-2014 school year. The Light-

house Program, an after school program, is offered at this school. www.bridgeportedu.com

Bridgeport Learning Center, 280 Tesiny Avenue, is a public alternative school for all grades, with a 2013/2014 enrollment of 57 students. www.bridgeportedu.com

Interdistrict Discovery Magnet School, 4510 Park Avenue, is a new public school enrolling 513 students in grades Pre-K through 8 during the 2013/2014 school year. This school coordinates with the neighboring Discovery Museum for science enrichment programs. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

St. Andrew School, 395 Anton Street, is a private school with grades K-8. <http://pages.cthome.net/st.andrew.school/>

Public Safety

Fire Engine #12 is located at 265 Beechmont Avenue.

Fire Engine #16 and the Fire Department Maintenance Division are located at 3115 Madison Avenue.

Library

The North End Branch Library is located at 3455 Madison Avenue. It holds over 105,000 titles and provides a large room for the community to use.

Senior & Community Centers

The North End Bethany Senior Center, located at 20 Thorne Street, offers a variety of activities for seniors.

The Jewish Center for Community Services, 4200 Park Avenue, is currently under a campus-wide multi-year construction program. Existing youth programs are being run out of Rodeph Sholom. The new campus will be intergenerational, and provide a swimming pool and fitness center, an early childhood program, café, assisted living and a nursing home residential program. www.jccs.org

Open Space/Parks

Three parks are located within the North End neighborhood:

- Veteran's Memorial Park- formerly Ninety Acres Park, Park Avenue; picnic area, disc golf course, trails, 2 soccer fields, 1 baseball field, 1 hard court

sports area.

- Puglio Park- Madison Avenue; offers 3 hard court sports areas and a playground.
- Elton Rogers Park- Frenchtown and Old Town Roads; over 70 acres of undeveloped area with walking trails.

Places of Worship

Among the places of worship found within this neighborhood, some of the larger ones include Holy Trinity Greek Orthodox Church, Salem Lutheran Church and St. Andrew Parish.

4.10.E Development Activities/Plans

Activities

The Jewish Services campus on Park Avenue is being redeveloped to include a variety of programs and housing. Sacred Heart University has built a Health and Human Services School on upper Park Avenue to accommodate growth in their academic programs. Refer to Chapter 3, Economic Development Initiatives for further information on several of these initiatives.

4.10.F Zoning/Historic Districts

The North End neighborhood is predominantly zoned (84%) Residential-A, single family housing. A contributing factor to the high percentage is parkland being zoned as R-A. Residential-C (multi-family housing) zoned land is also sizeable, and necessary to accommodate the many condominium complexes found in this neighborhood. Nearly all of Main Street, along with small neighborhood clusters, make up the 5% of the three Office-Retail zones found in the North End.

There are no historic districts within the North End.

4.10.G Transportation

Bus Routes

Several bus routes travel through the North End neighborhood.

- Route 3 connects the Westfield Trumbull Mall with the Bridgeport bus station via Madison Avenue, with limited peak hour stops at Notre Dame High School and Sacred Heart University, both in Fairfield.
- Route 4 connects the Westfield Trumbull Mall with the Bridgeport bus station via Park Avenue, with limited peak hour stops at Notre Dame High School and GE Headquarters, both in Fairfield.
- Route 6 travels Old Town Road to connect the Westfield Trumbull Mall with the Bridgeport bus station.
- Route 8 connects the Westfield Trumbull Mall with the Bridgeport bus station, via Main Street.

4.10.H Miscellaneous

Discovery Museum is located at 4450 Park Avenue. It is an interactive science museum that includes a planetarium and the Challenger Space Learning Center. www.discoverymuseum.org

Fairchild Wheeler Golf Course, 2390 Easton Turnpike, is located in the town of Fairfield, across from this neighborhood. This city of Bridgeport-owned golf course offers two 18 hole courses and an eatery on 320 acres.

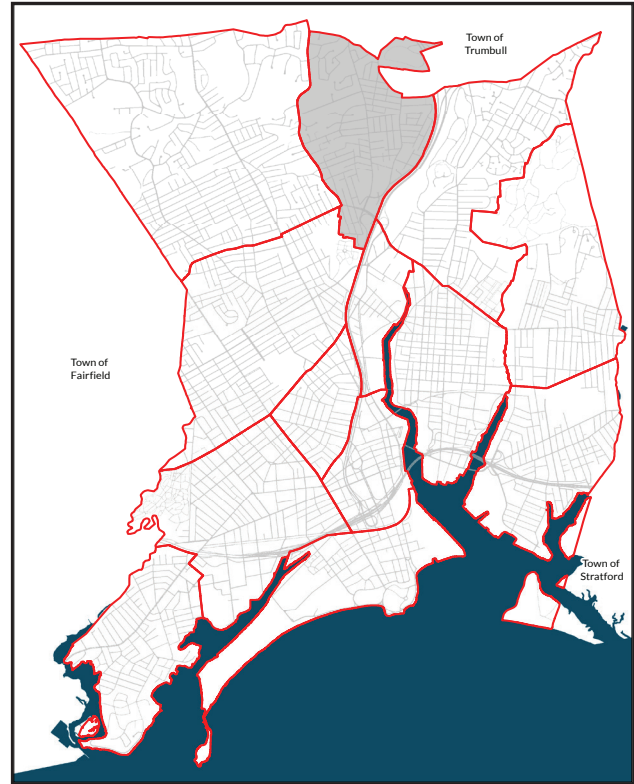
The Adventure Park at the Discovery Museum is located at 4450 Park Avenue, behind the Discovery Museum. It is an aerial ropes and ziplining park on 5 acres of wooded property. www.discoveryadventurepark.org/

4.11 Reservoir Neighborhood Profile

The Reservoir neighborhood is located in the north central area of Bridgeport. It is bounded by the town of Trumbull, as well as the neighborhoods of North End, Brooklawn/St Vincent's, Enterprise and Upper East Side. Route 25/8 is the boundary between this neighborhood and the Upper East Side.

The Reservoir neighborhood falls within census tracts 728 and 729; Bridgeport City Council districts 135 and 136; Connecticut Senatorial districts 22 and 23; and Connecticut Assembly Districts 126 and 128. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

The neighborhood has clusters of commercial entities, with the largest cluster at Sylvan Avenue and Chopsey Hill Road where Home Depot and Food Bazaar are located. Residential uses in the neighborhood are predominantly single-family, with the major exception of the Trumbull Gardens housing complex on Trumbull Avenue.



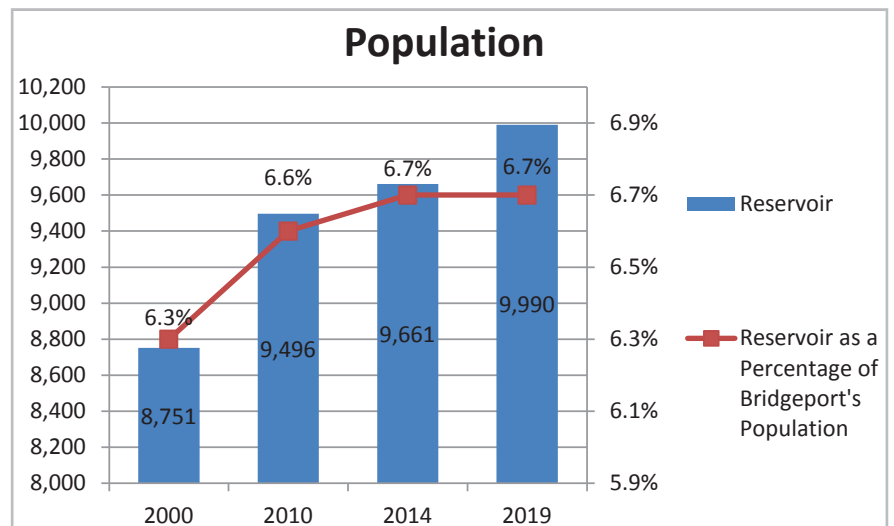
Map 44- Reservoir

Source: Office of Planning and Economic Development

4.11.A Demographics

Reservoir saw a population growth of 8% between 2000 and 2010, and is expected to continue growing, albeit at a slower pace, through 2019. The age distribution in this neighborhood closely mirrors that of Bridgeport, with 39% being under 24 and 52% being 25-64 years of age. The Reservoir neighborhood is a moderately dense neighborhood, with 8,218 persons per square mile, compared to Bridgeport's population density of 9,014.

Figure 21a



Source: U.S. Census Bureau Decennial 2010

Population Density:

The racial makeup of this neighborhood is predominantly black alone, with 55% of the population reporting this. Those also reporting Hispanic Origin make up nearly 32% of the population. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

8,218
Persons per square mile in RESERVIOR

9,014
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

31.6%
of RESERVOIR population

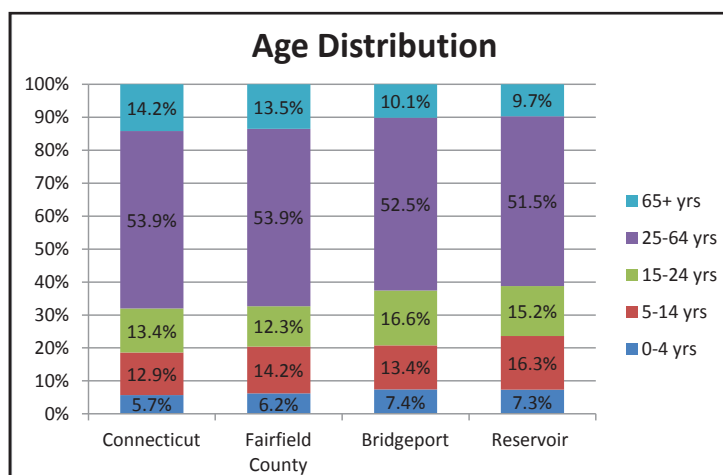
38.2%
of BRIDGEPORT population

16.9%
of FAIRFIELD COUNTY population

13.4%
of CONNECTICUT population

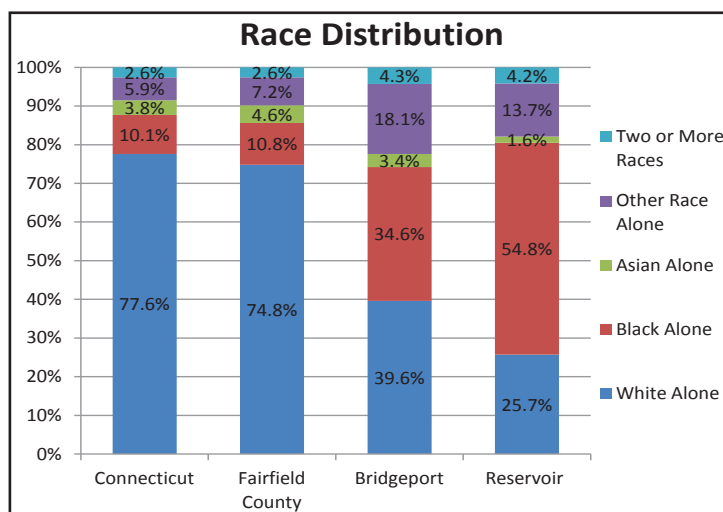
Source: U.S. Census Bureau Decennial 2010

Figure 21b



Source: U.S. Census Bureau Decennial 2010

Figure 21c

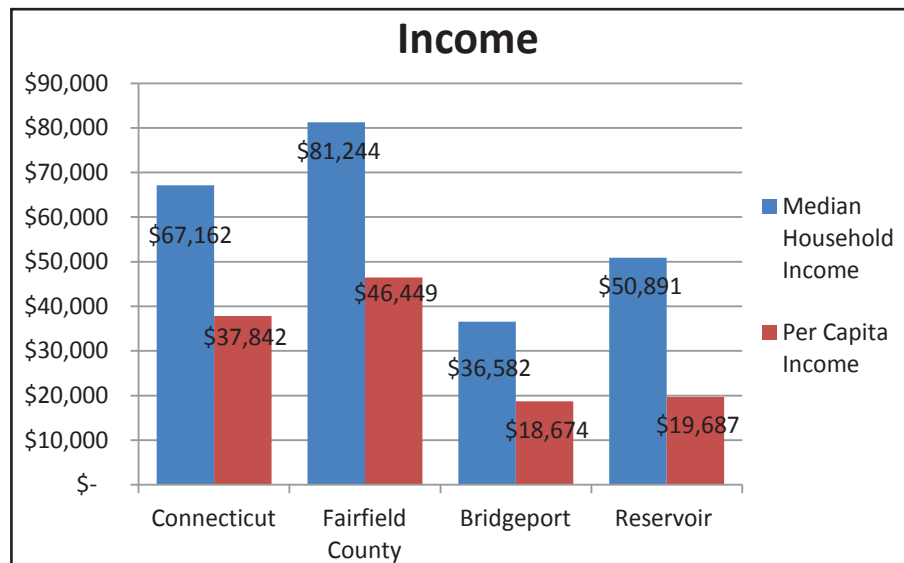


Source: U.S. Census Bureau Decennial 2010

Figure 21d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			Reservoir		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	34.6%	27.8%	19.2%
High School or GED	31.3%	31.3%	32.7%	35.4%	36.8%	36.8%
Some college, no degree	14.9%	16.8%	19.2%	15.9%	18.1%	24.9%
Associate's Degree	4.2%	4.7%	6.1%	4.3%	6.2%	5.6%
Bachelor's Degree	7.6%	7.7%	10.1%	7.1%	6.9%	8.7%
Master's/Professional Degree	4.0%	4.5%	5.8%	2.7%	4.1%	4.8%
Total Population	104,675	84,458	88,981	6,832	5,430	6,742

Source: American Community Survey 2008-2012

Figure 21e

Source: U.S. Census Bureau Decennial 2010

4.11.B Housing

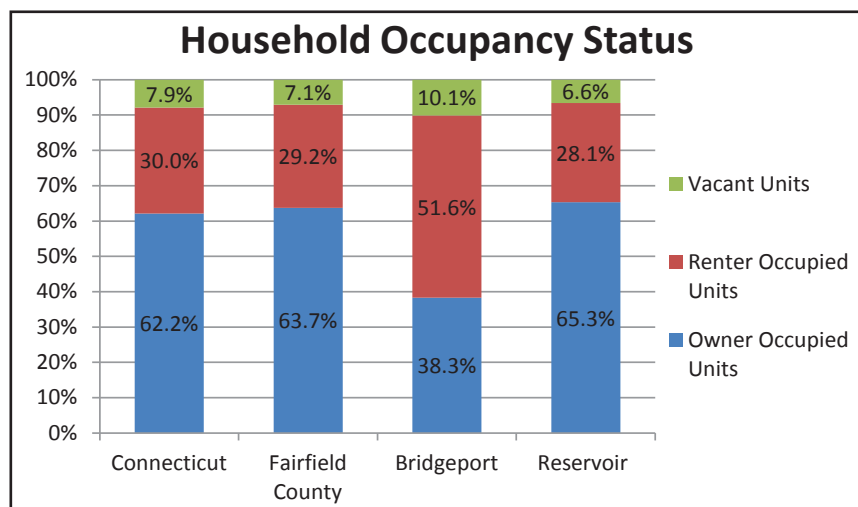
Figure 21f

	Households	Average Household Size
Reservoir	3,274	3.13
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

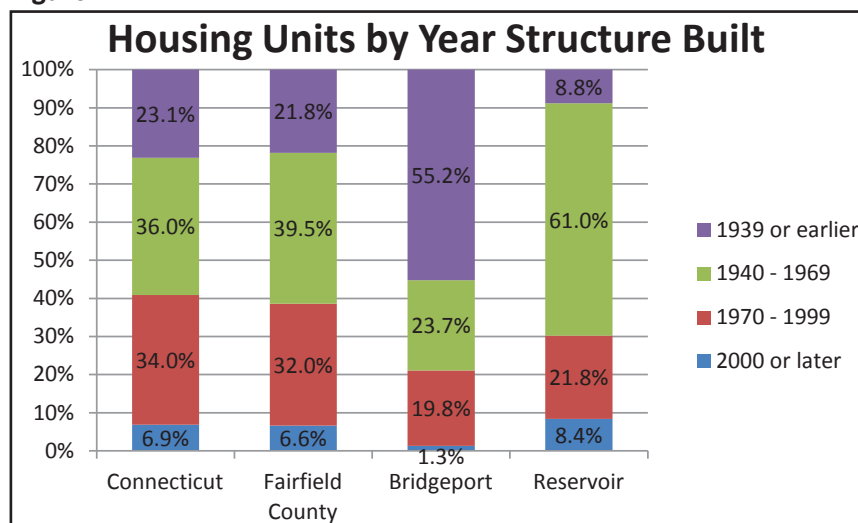
Over 60% of the housing units in this neighborhood were built between 1940 and 1969, and 56% of all housing units are single-family detached. This data directly correlates to the suburban expansion after World War II. Owner-occupancy in the Reservoir neighborhood is 65%, significantly higher than the owner-occupied rate of 38% for Bridgeport, and the second highest owner-occupied rate in the city.

Figure 21g



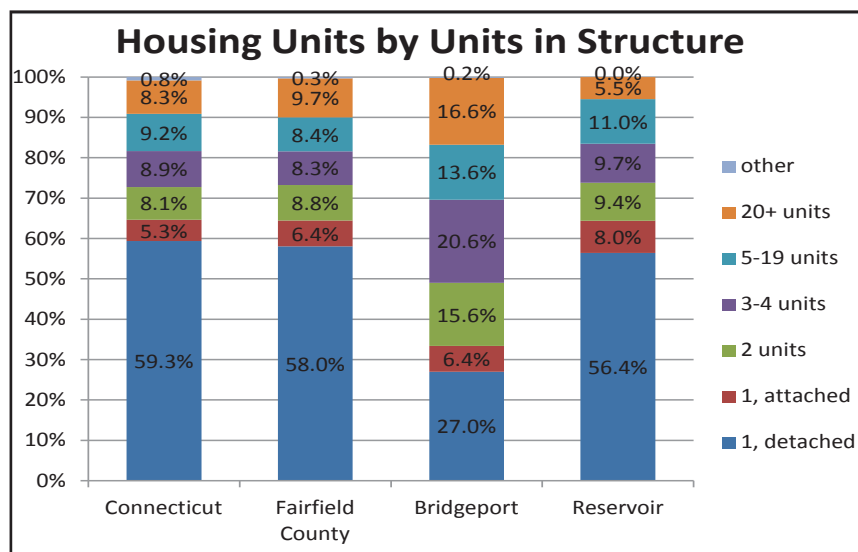
Source: U.S. Census Bureau Decennial 2010

Figure 21h



Source: American Community Survey 2008-2012

Figure 21i



Source: American Community Survey 2008-2012

**Median year
built: 1960**

2014 Median
Home Value:
\$180,971
for RESERVOIR
homes

\$184,633
for BRIDGEPORT
homes

\$398,703
for FAIRFIELD
COUNTY homes

\$247,842
for CONNECTICUT
homes

Source: U.S. Census Bureau Decennial 2010

4.11.C Employment

The majority, 32%, of businesses in the Reservoir neighborhood are categorized as either a catchall category titled Administrative & Support & Waste Management & Remediation Services or Construction. This is a relatively high concentration, being that Bridgeport's percentages for these categories overall totaled just 24%.

Of the jobs located within the neighborhood, Retail Trade dominates at 27%.

There are over 1,300 jobs within the Reservoir neighborhood. The two largest employers are Home Depot and Food Bazaar.

The top five categories of types of businesses physically located within the Reservoir neighborhood are the following:

Figure 21j

Business Categories	Reservoir	Bridgeport
Administrative & Support & Waste Mgmt & Remediation Services	16.7%	12.2%
Construction	14.8%	12.4%
Professional, Scientific & Tech Services	10.0%	9.2%
Other Services (except Public Administration)	7.6%	10.2%
Retail Trade	5.5%	9.6%

Source: Dun & Bradstreet 2014

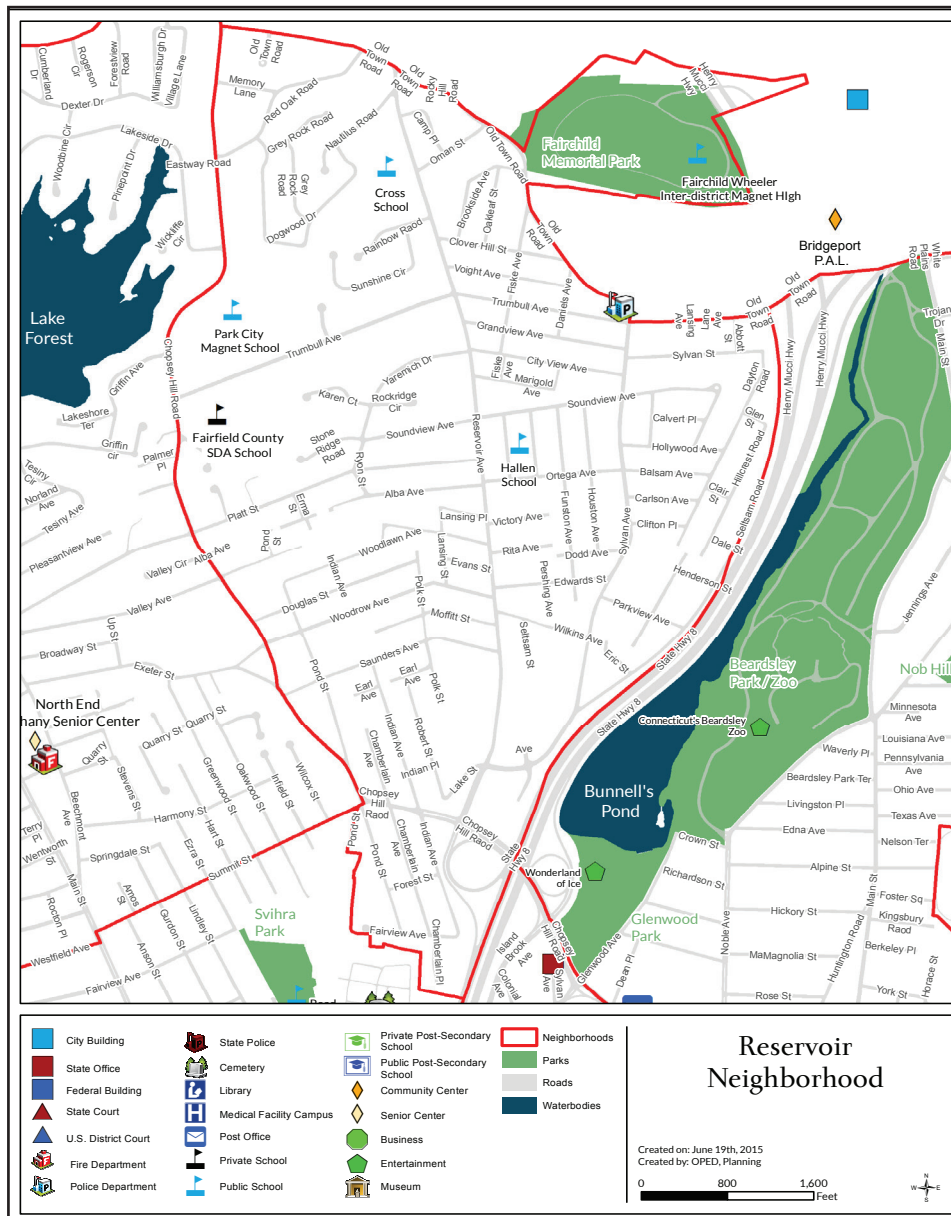
The top five categories for all jobs within the Reservoir neighborhood are the following:

Figure 21k

Employee Categories	Reservoir	Bridgeport
Retail Trade	41.8%	4.7%
Administrative & Support & Waste Mgmt & Remediation Services	14.8%	51.4%
Construction	11.9%	3.5%
Educational Services	10.6%	4.0%
Professional, Scientific & Tech Services	7.1%	3.0%

Source: Dun & Bradstreet 2014

4.11.D Community Assets



Map 45- Reservoir Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Wilbur Cross School, 1775 Reservoir Avenue, is a public school with grades K-8 and a 2013/2014 enrollment of 416 students. www.bridgeportedu.com

Park City Magnet School, 1526 Chopsey Hill Road, is a public school with grades PreK-8 and a 2013/2014 enrollment of 495 students. Physical sciences are

stressed as part of the magnet program. The Lighthouse Program, an after school program is offered at this school. www.bridgeportedu.com

Hallen School, 68 Omega Avenue, is a public school with grades Pre-K-6, and a 2013/2014 student enrollment of 333. The Lighthouse Program, an after school

program, is offered at this school. www.bridgeportedu.com

Fairchild Wheeler Inter-District Magnet High School, 840 Old Town Road, is a new campus containing three distinct high schools focused on sciences: information technology & software engineering, biotechnology research & zoological sciences, and aerospace/hydrospace engineering & physical sciences. The 2013/2014 student enrollment for grades 9 and 10 (additional grades to be added each year) was 237, 242 and 236 students, respectively. This school campus offers a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services.

Fairfield County SDA School is a private school located at 827 Trumbull Avenue, providing education to children in grades K-8.

Open Space/Parks

- Fairchild Memorial Park- Old Town road; over 80 acres of passive space surrounding new high school campus.

City/State/Federal Offices

The Police Department Community Services Division is housed at 1395 Sylvan Avenue.

4.11.E Development Activities/Plans

Redevelopment Plans

The Reservoir Neighborhood Revitalization Zone (NRZ) created a plan in 2015 which spoke to improvements in the neighborhood around public safety, infrastructure improvements such as adding new sidewalks, after school and evening youth programs, removing blight, and incorporating the Trumbull Gardens public housing complex into the community better.

4.11.F Zoning/Historic Districts

Zoning for the Reservoir Avenue neighborhood is dominated by Residential-A, single-family. South of Saunders Avenue is the only location where Residential-B, two-family, is zoned. Two small pockets and one large area are zoned Residential-C, multi-family, to accommodate the Trumbull Gardens public housing complex and adjacent co-op complexes.

There are no historic districts within this neighborhood.

4.11.G Transportation

Bus Routes

One bus route travels through the Reservoir neighborhood.

- Route 6 travels from the Westfield Trumbull Mall to the Bridgeport bus station via Reservoir Avenue, Trumbull Avenue, Chopsey Hill Road, Platt Street, Soundview and Sylvan Avenues.

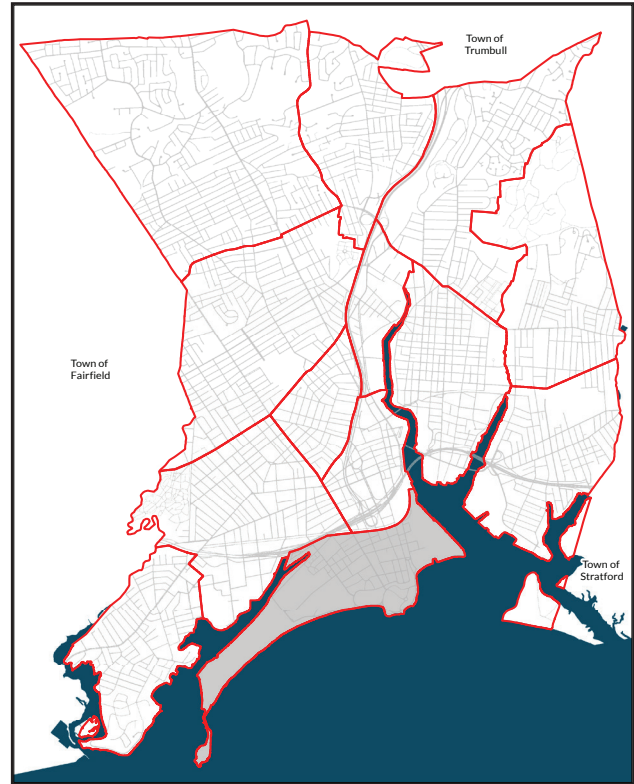


4.12 South End Neighborhood Profile

This neighborhood is located in the south central portion of Bridgeport. It is surrounded by Burr Creek, Long Island Sound, Bridgeport Harbor, Downtown and West Side/West End. Interstate 95 and the railroad tracks run through the neighborhood. Commercial areas exist along Park Avenue and State Streets.

The South End is composed of census tracts 704 and 705; Bridgeport City Council district 131; Connecticut Senatorial District 23 and Connecticut Assembly District 130. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

This neighborhood is known for Seaside Park, the longest stretch of municipal park within the state, and University of Bridgeport. Residential uses are typically multi-family, with pockets of single-family cottages or brownstones thrown into the mix. Several large apartment and condominium complexes are found throughout the South End. The South End is also home to several industrial uses along Cedar Creek. This neighborhood is a focus of coastal resiliency efforts due to its location and propensity for flooding.



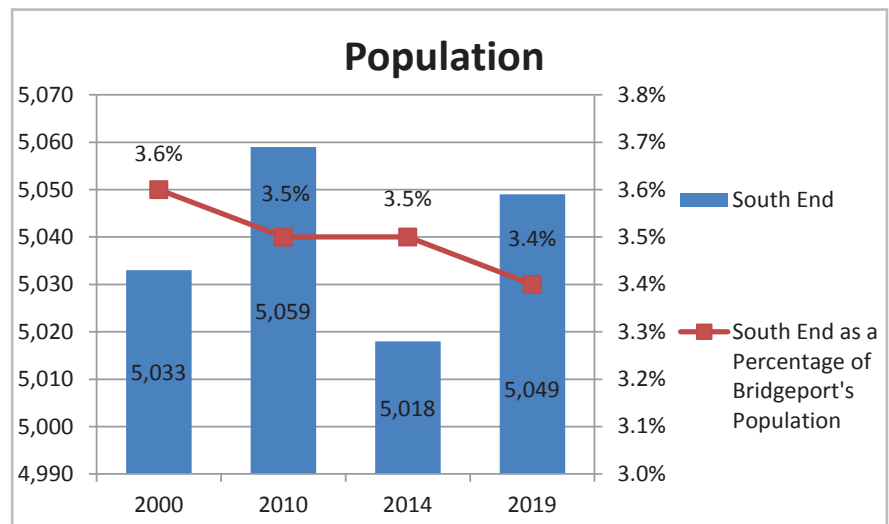
Map 46- South End

Source: Office of Planning and Economic Development

4.12.A Demographics

Population in the South End remained steady between 2000 and 2010, and is expected to continue that trend through 2019. Residents of the South End are young, with 32% being aged 15-24 years. The University of Bridgeport's presence in the South End contributes to this neighborhood having the largest concentration of this age group in the city.

Figure 22a



Source: U.S. Census Bureau Decennial 2010

Racial makeup of the south end is split between white alone and black alone, 30% and 32% respectively. Those also reporting Hispanic Origin make up nearly 31% of the population. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Population Density:

4,951
Persons per square mile in SOUTH END

9,014
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

31.3%
of SOUTH END population

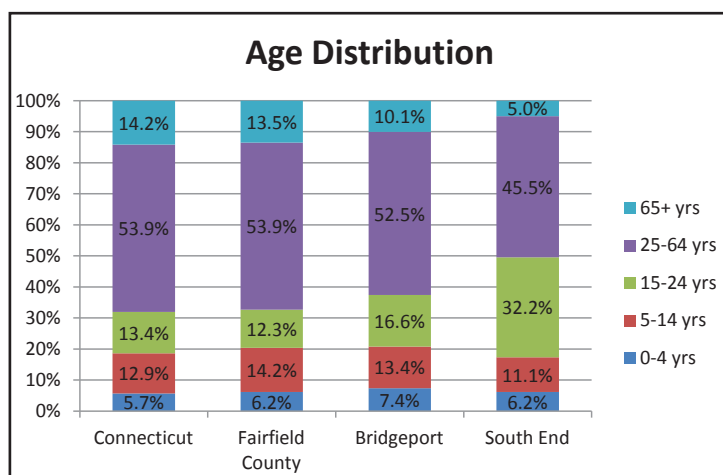
38.2%
of BRIDGEPORT population

16.9%
of FAIRFIELD COUNTY population

13.4%
of CONNECTICUT population

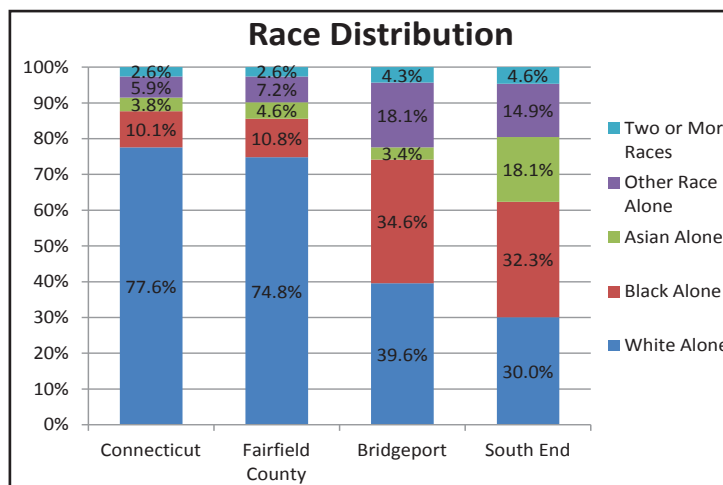
Source: U.S. Census Bureau Decennial 2010

Figure 22b



Source: U.S. Census Bureau Decennial 2010

Figure 22c

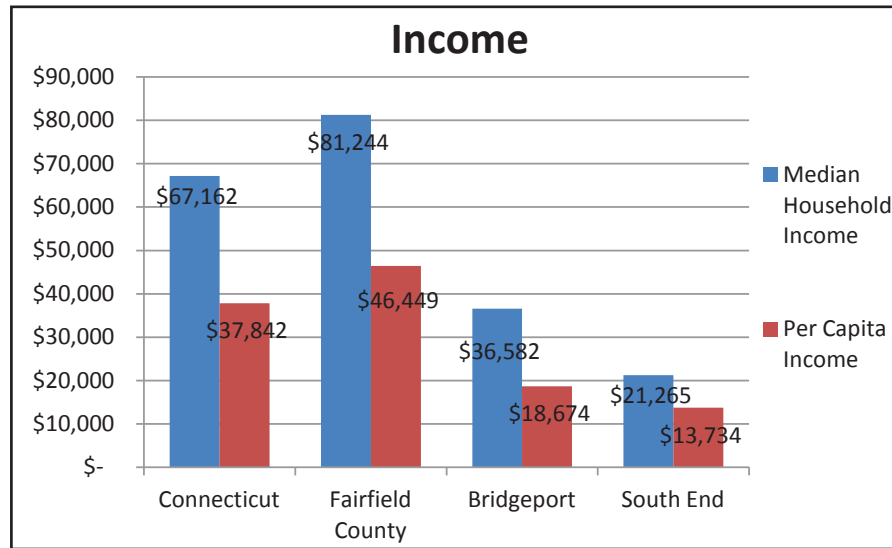


Source: U.S. Census Bureau Decennial 2010

Figure 22d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			South End		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	31.8%	45.0%	22.5%
High School or GED	31.3%	31.3%	32.7%	19.4%	22.4%	21.4%
Some college, no degree	14.9%	16.8%	19.2%	29.8%	10.0%	18.1%
Associate's Degree	4.2%	4.7%	6.1%	2.8%	3.5%	5.7%
Bachelor's Degree	7.6%	7.7%	10.1%	12.0%	8.1%	14.5%
Master's/Professional Degree	4.0%	4.5%	5.8%	4.1%	11.1%	8.0%
Total Population	104,675	84,458	88,981	3,580	1,968	1,893

Source: American Community Survey 2008-2012

Figure 22e

Source: U.S. Census Bureau Decennial 2010

4.12.B Housing

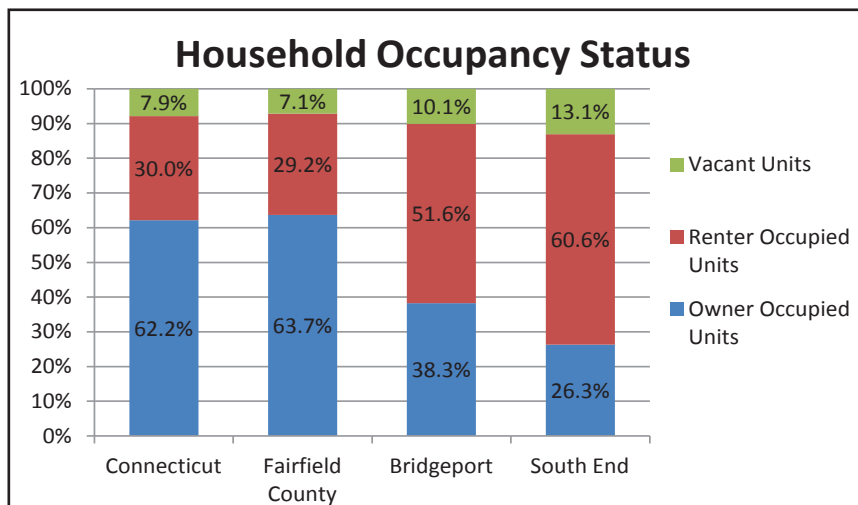
Figure 22f

	Households	Average Household Size
South End	1,408	2.57
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

Housing units in the south End were predominantly built prior to 1939, with only 35% being built later than 1940. This neighborhood has the largest percentage of older housing stock of any neighborhood in Bridgeport. A majority of the housing units, 57%, are found in structures with 3-19 units. Sixty-one percent of the units are renter occupied. These figures are partially due to the apartment and condominium buildings, but also due to University of Bridgeport dormitories and students living off campus. Due to the size of Seaside Park, the South End population density of 4,951 persons per square mile is one of the lowest in the city.

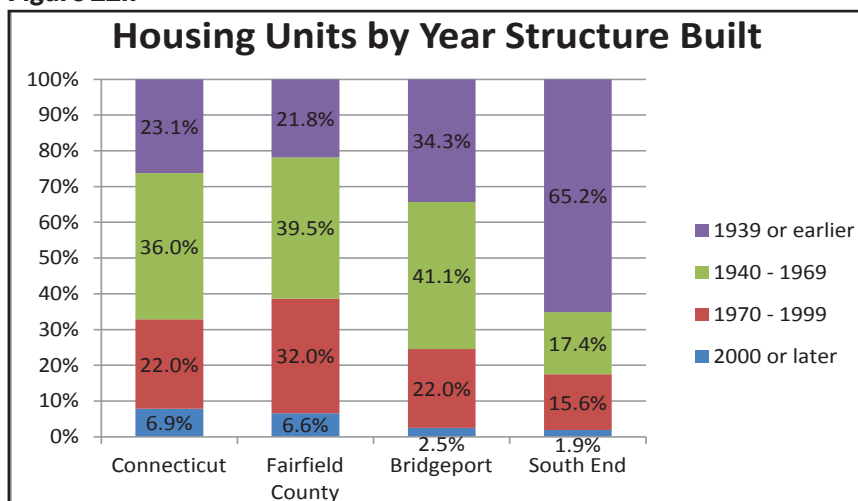
Figure 22g



Source: U.S. Census Bureau Decennial 2010

**Median year
built: 1940**

Figure 22h



Source: American Community Survey 2008-2012

2014 Median
Home Value:

\$111,818

for SOUTH END
homes

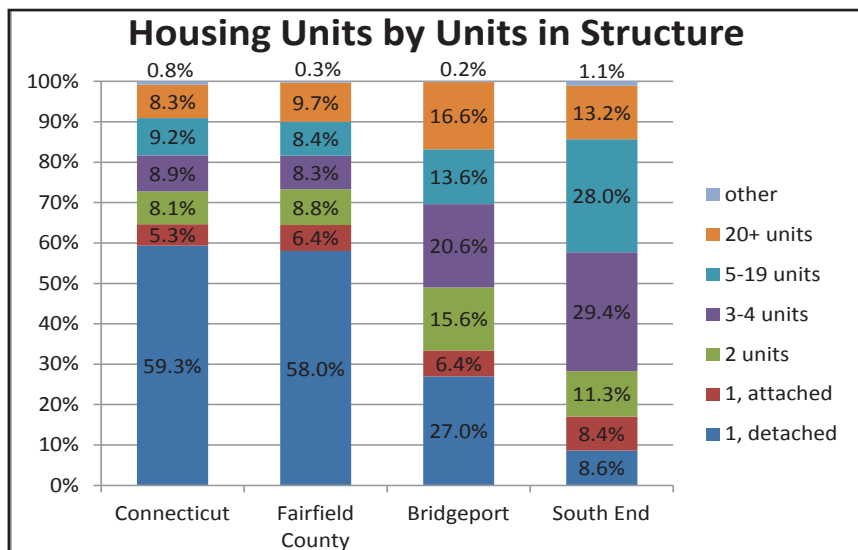
\$184,633

for BRIDGEPORT
homes

\$398,703

for FAIRFIELD
COUNTY homes

Figure 22i



Source: American Community Survey 2008-2012

\$247,842

for CONNECTICUT
homes

Source: U.S. Census Bureau Decennial 2010

4.12.C Employment

The majority of businesses located in the South End, 23%, are classified by Dun and Bradstreet as Other (except Public Administration) and Administrative & Support & Waste Management & Remediation Services. The industrial uses along Cedar Creek make Manufacturing the top category for jobs, at 42%, while

Public Administration is at 12% due to the existence of several schools and a university in the neighborhood. Over 1,400 jobs are found in the South End. The largest employers are University of Bridgeport, Santa Energy Corporation and PSEG Power Connecticut LLC.

The top five categories of types of businesses physically located within the South End neighborhood are the following:

Figure 22j

Business Categories	Upper East Side	Bridgeport
Administrative & Support & Waste Mgmt & Remediation Services	11.9%	12.2%
Other Services (except Public Administration)	10.8%	10.2%
Professional, Scientific & Tech Services	9.3%	9.2%
Retail Trade	8.8%	9.6%
Educational Services	6.7%	1.7%

Source: Dun & Bradstreet 2014

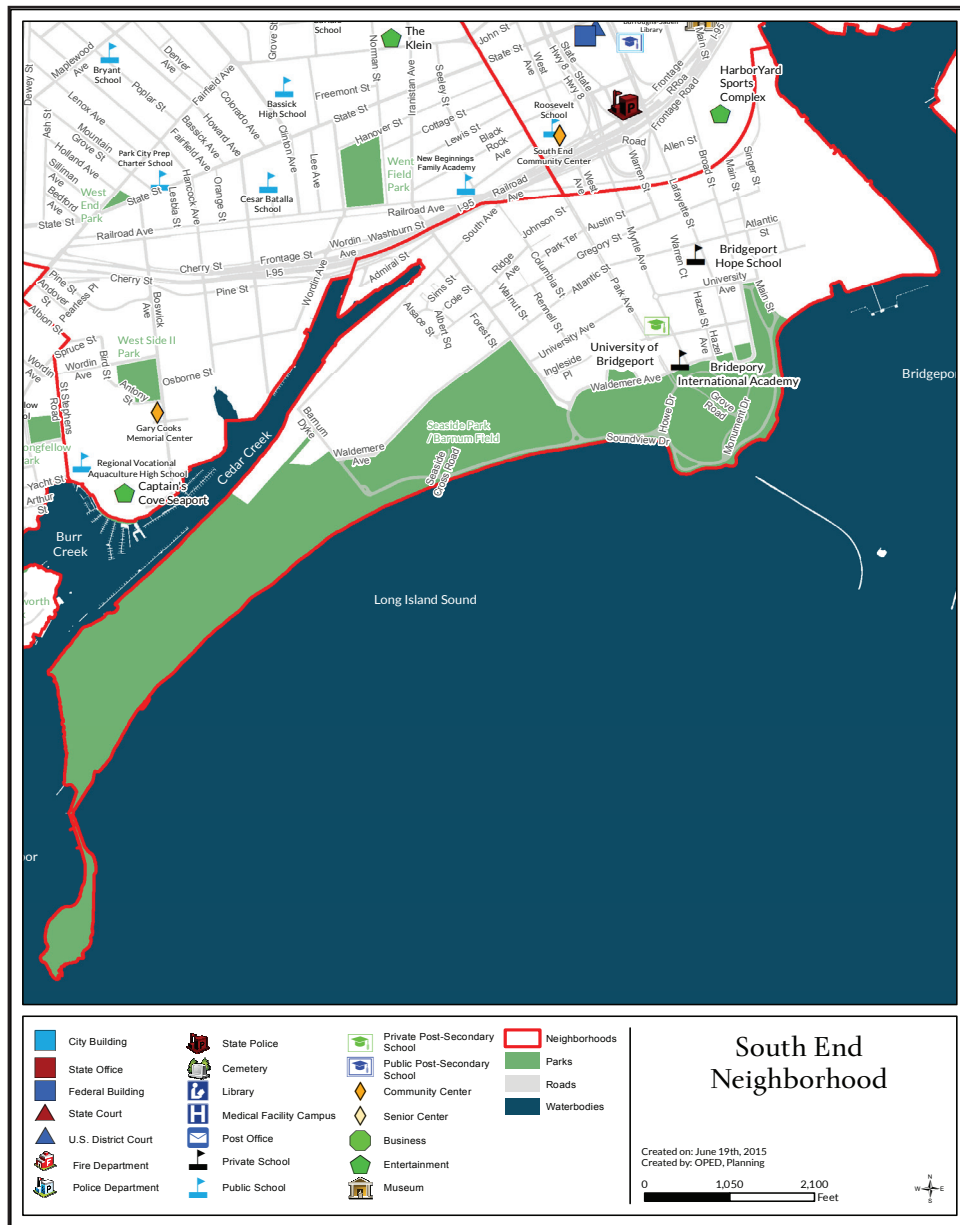
The top five categories for all jobs within the South End are the following:

Figure 22k

Employee Categories	Upper East Side	Bridgeport
Manufacturing	41.8%	4.7%
Public Administration	12.0%	10.0%
Educational Services	11.8%	4.0%
Other Services (except Public Administration)	6.5%	3.4%
Administrative & Support & Waste Mgmt & Remediation Services	5.5%	51.4%

Source: Dun & Bradstreet 2014

4.12.D Community Assets



Map 47- South End Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Bridgeport Hope School is a private school with grades K-8. The school, located at 283 Lafayette Street, offers a character-based curriculum.

Brideport International Academy is a private school at 174 Waldemere Ave providing studies for students in grades 9-12.

The University of Bridgeport, located at 380 University Avenue, offers programs for undergraduate, graduate, part-time and full-time students. www.bridgeport.edu

Open Space/Parks

Seaside Park/Barnum Field - located along Long Island

Sound; 370 acres offering bathrooms; 2 playgrounds; 1 swimming area; 1 fishing area; picnic areas; waterfront; 2 eateries; bicycling/greenway; 1 volleyball; 1 soccer field; 1 baseball field; and 1 skate park. Statues dedicated to the history of the city can be found throughout the park.

Places of Worship

A few of the places of worship located in the South End neighborhood include, but are not limited to, Walters Memorial AME Zion Church and Cathedral of Praise Church of God.

4.12.E Development Activities/Plans

Activities

Many development projects are occurring in the South End neighborhood. The University of Bridgeport is undertaking a capital improvements project to demolish buildings and construct new dormitories. A dense mixed-use waterfront development is planned at the former Remington Shaver site on lower Main Street. The Eco-Technology Park, straddling both the West Side/West End and South End, was recently formed to include such new businesses as the mattress recycling facility, fuel cell at UB, anaerobic digester for food waste, clean fueling station, green building supplies wholesale facility, and other efforts. Refer to Chapter 3, Economic Development Initiatives for further information on several of these initiatives.

Redevelopment Plans

The South End Neighborhood Revitalization Zone (NRZ) created a strategic plan in 2010, which is currently being updated. Issues being discussed include capitalizing on the waterfront and historic characteristics of the neighborhood, mitigating risks associated with natural hazards, increase overall density through sensitive development practices, propose zoning amendments, and develop urban beautification projects.

4.12.F Zoning/Historic Districts

Zoning designations in the South End are dominated by Residential-A (1 family) and Industrial-Heavy, followed by Mixed Use-Educational Medical (MU-EM) and Residential-C (multi-family).

Residential-A comprises one-third of the South End zoning. This is due to the fact Seaside Park is zoned R-A. The R-C zoning encompasses the large parcel that the Marina Village public housing complex sits upon, as well as Seaside Village and several adjacent densely populated blocks. Industrial-Heavy covers the uses along Cedar Creek where Sikorsky Aircraft operates, as well as along Bridgeport Harbor where two power plants operate. Lastly, the presence of UB drives the Mixed Use-Educational Medical zone.

A new zone, Neighborhood Central Village District (NCVD), was recently designated on several blocks in the South End. This new designation promotes walkable, medium-density and mixed-use development.

Four historic districts exist within the South End: Seaside Village, Barnum-Palliser, Marina Park and Cottage Development. The national Seaside Village historic district, located west of Iranistan and north of Atlantic Street, is a post-WWI housing development. Cottage Development, a national register district, includes a cluster of single-family cottages on Cottage Street. The national district Barnum-Palliser is located north of Atlantic Street between Myrtle and Park Avenues, while national district Marina Park includes many of the large stately structures that UB uses for offices along the western side of Park Avenue. Historic District Commission #1 oversees all exterior structural improvements within each of these districts.

4.12.G Transportation

Bus Routes

Several bus routes end at Seaside Park or travel through the South End neighborhood.

- Route 1 travels through the South End via Broad Street, Park Avenue and State Street, connecting to the Dock Shopping Center in Stratford.
- Route 9 travels State Street and Iranistan Avenue to end the route at Seaside Park. The route also connects to Hawley Lane Mall.

4.12.H Miscellaneous

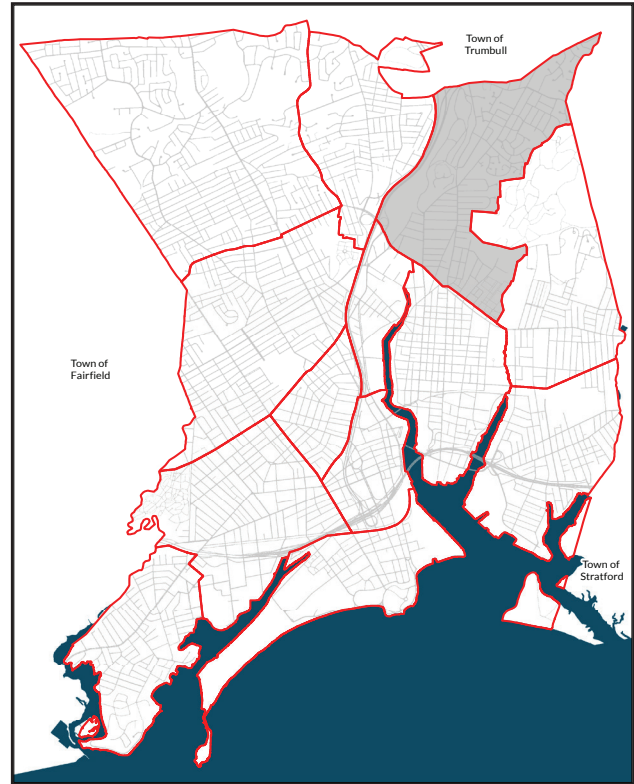
The Greater Bridgeport Symphony is based at 446 University Avenue, on the University of Bridgeport campus. The symphony holds its performances at The Klein.

4.13 Upper East Side Neighborhood Profile

The Upper East Side is located in the northeastern corner of Bridgeport. It is bounded by the town of Trumbull and Route 8 to the north, the Route 8/25 connector and Reservoir neighborhood to the west, Enterprise and East Side neighborhoods to the south, and to the east the Mill Hill neighborhood and town of Stratford.

Census tracts 730, 731 and 734 make up this neighborhood, as do Bridgeport City Council districts 136 and 138, Connecticut Senatorial Districts 22 and 23, and Connecticut Assembly Districts 124 and 126. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

This neighborhood has distinct residential areas. The northern portion is entirely single family, while co-ops are found midway through the neighborhood. The southern half is a mixture of multi- and single-family housing. East Main Street, Boston Avenue (Route 1) and Huntington Turnpike are commercial corridors for the neighborhood. The neighborhood is dominated by Beardsley Park on the west, which has Connecticut's Beardsley Zoo within its boundaries. Remington Woods, a large tract of undeveloped land, borders the neighborhood on the east, but is within the Mill Hill neighborhood.

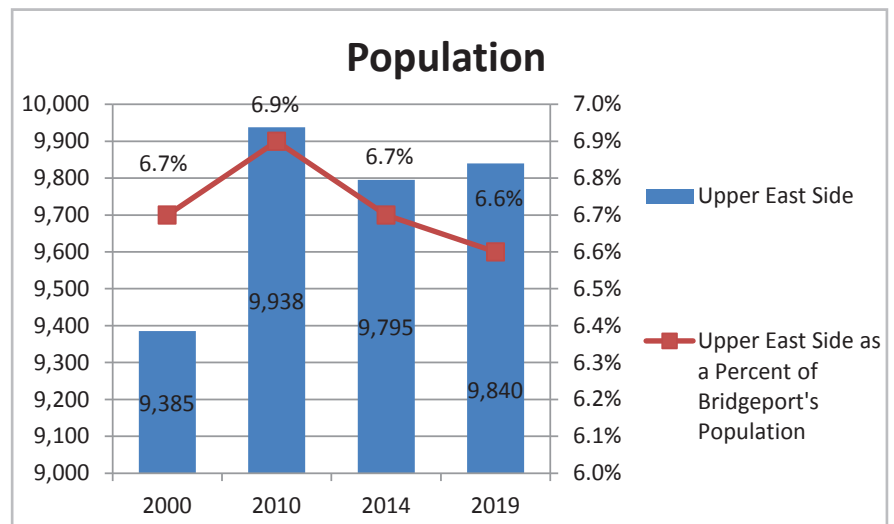


Map 48- Upper East Side Source: Office of Planning and Economic Development

4.13.A Demographics

Population between 2000 and 2010 increased in this neighborhood, and is expected to remain steady through 2019.

Figure 23a



Source: U.S. Census Bureau Decennial 2010

Racial makeup in the Upper East Side is very similar to that of Bridgeport. Forty-two percent of the population reports as white-alone and thirty-five percent as black alone. Those also reporting Hispanic Origin make up 31% of the population. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Population Density:

6,248
Persons per square mile in UPPER EAST SIDE

9,014
Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:
31.3%
of UPPER EAST SIDE population

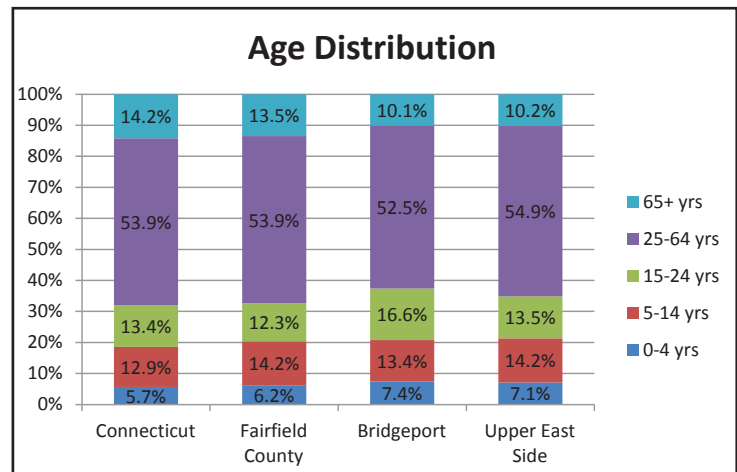
38.2%
of BRIDGEPORT population

16.9%
of FAIRFIELD COUNTY population

13.4%
of CONNECTICUT population

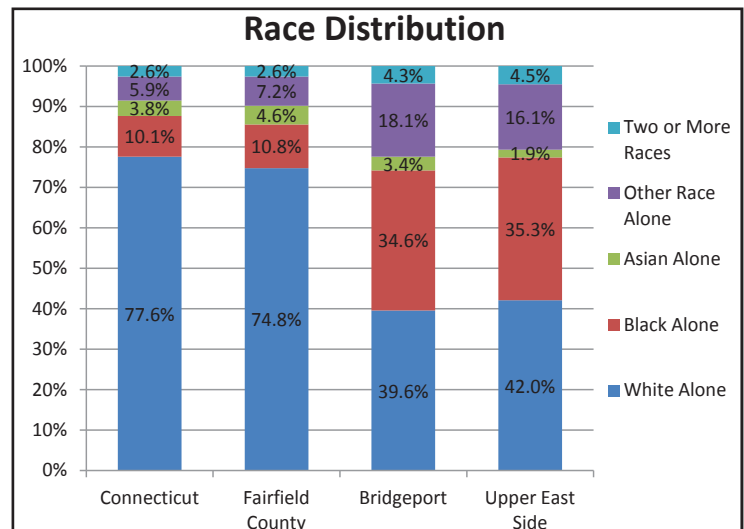
Source: U.S. Census Bureau Decennial 2010

Figure 23b



Source: U.S. Census Bureau Decennial 2010

Figure 23c

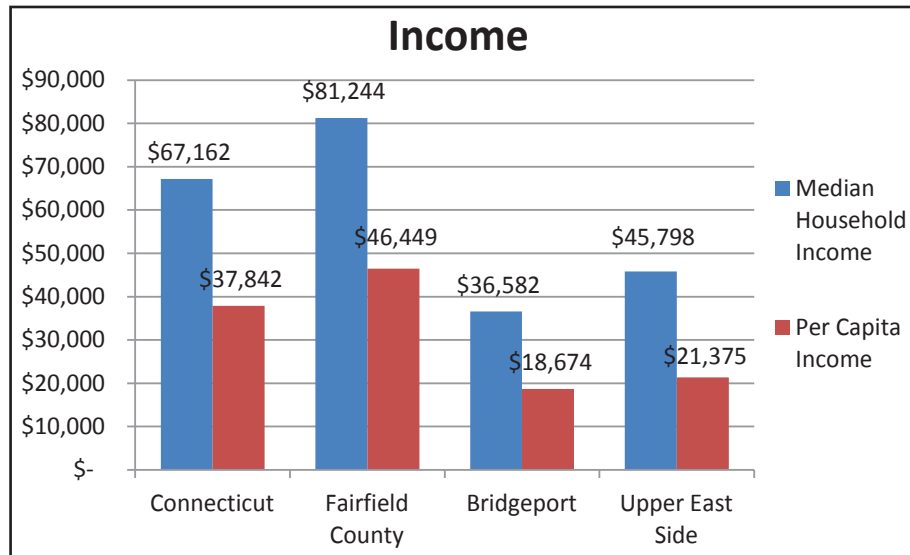


Source: U.S. Census Bureau Decennial 2010

Figure 23d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			Upper East Side		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	28.1%	30.2%	17.5%
High School or GED	31.3%	31.3%	32.7%	34.4%	30.2%	34.9%
Some college, no degree	14.9%	16.8%	19.2%	17.7%	23.2%	24.1%
Associate's Degree	4.2%	4.7%	6.1%	4.8%	5.1%	6.8%
Bachelor's Degree	7.6%	7.7%	10.1%	9.0%	5.9%	12.7%
Master's/Professional Degree	4.0%	4.5%	5.8%	6.0%	5.4%	4.1%
Total Population	104,675	84,458	88,981	8,275	7,735	6,025

Source: American Community Survey 2008-2012

Figure 23e

Source: U.S. Census Bureau Decennial 2010

4.13.B Housing

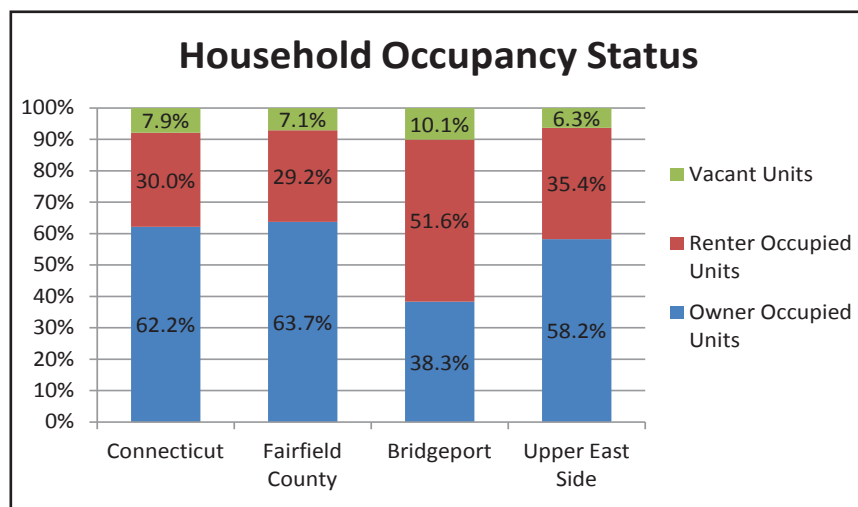
Figure 23f

	Households	Average Household Size
Upper East Side	3,453	2.48
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

Half of the housing units in the Upper East Side were built between 1940 and 1969, with the median year built being 1953. Thirty-nine percent of the housing units are single-family detached units, while 43% are in structures with 1-unit attached up through 4 units, leading to a population density of only 6,248 persons per square mile. Fifty-eight percent of all units are owner-occupied.

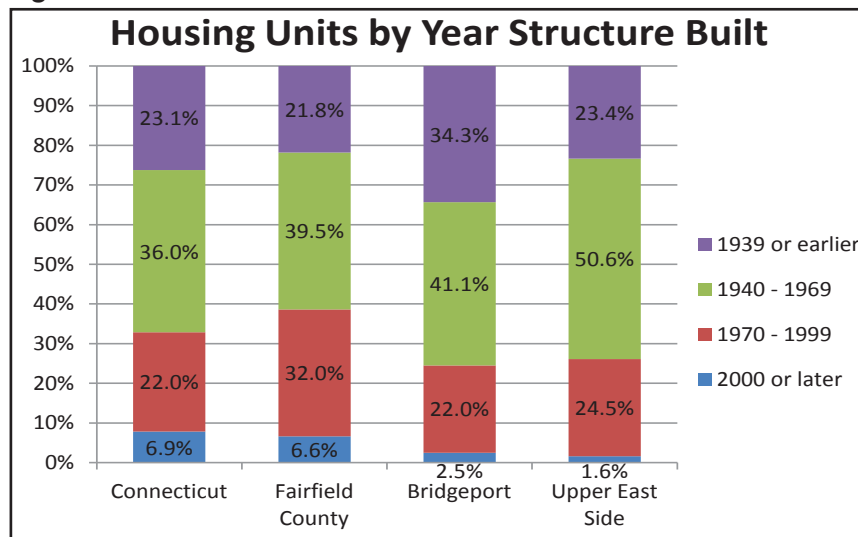
Figure 23g



Source: U.S. Census Bureau Decennial 2010

Median year built: 1953

Figure 23h



Source: American Community Survey 2008-2012

2014 Median Home Value:

\$180,854
for UPPER EAST SIDE homes

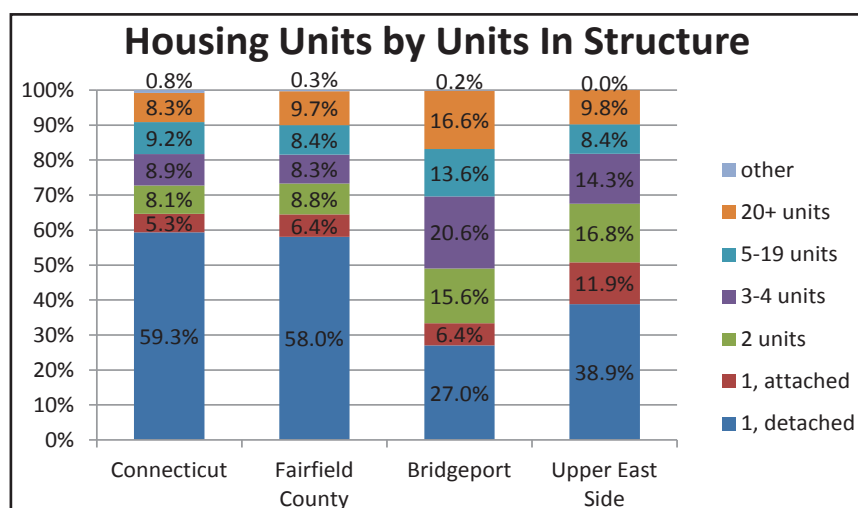
\$184,633
for BRIDGEPORT homes

\$398,703
for FAIRFIELD COUNTY homes

\$247,842
for CONNECTICUT homes

Source: U.S. Census Bureau Decennial 2010

Figure 23i



Source: American Community Survey 2008-2012

4.13.C Employment

The top two categories of businesses located in the Upper East Side are classified by Dun and Bradstreet as Construction or Administrative & Support & Waste Management & Remediation Services, at 27% of all businesses. The top two job categories in the neigh-

borhood are Public Administration, at 17%, and Retail Trade at 16%. The Upper East Side provides over 2,500 jobs. The largest employer in the neighborhood is Connecticut's Beardsley Zoo.

The top five categories of types of businesses physically located within the Upper East Side neighborhood are the following:

Figure 23j

Business Categories	Upper East Side	Bridgeport
Administrative & Support & Waste Mgmt & Remediation Services	14.3%	12.2%
Construction	12.5%	12.4%
Retail Trade	11.5%	9.6%
Other Services (except Public Administration)	10.6%	10.2%
Professional, Scientific & Tech Services	8.2%	9.2%

Source: Dun & Bradstreet 2014

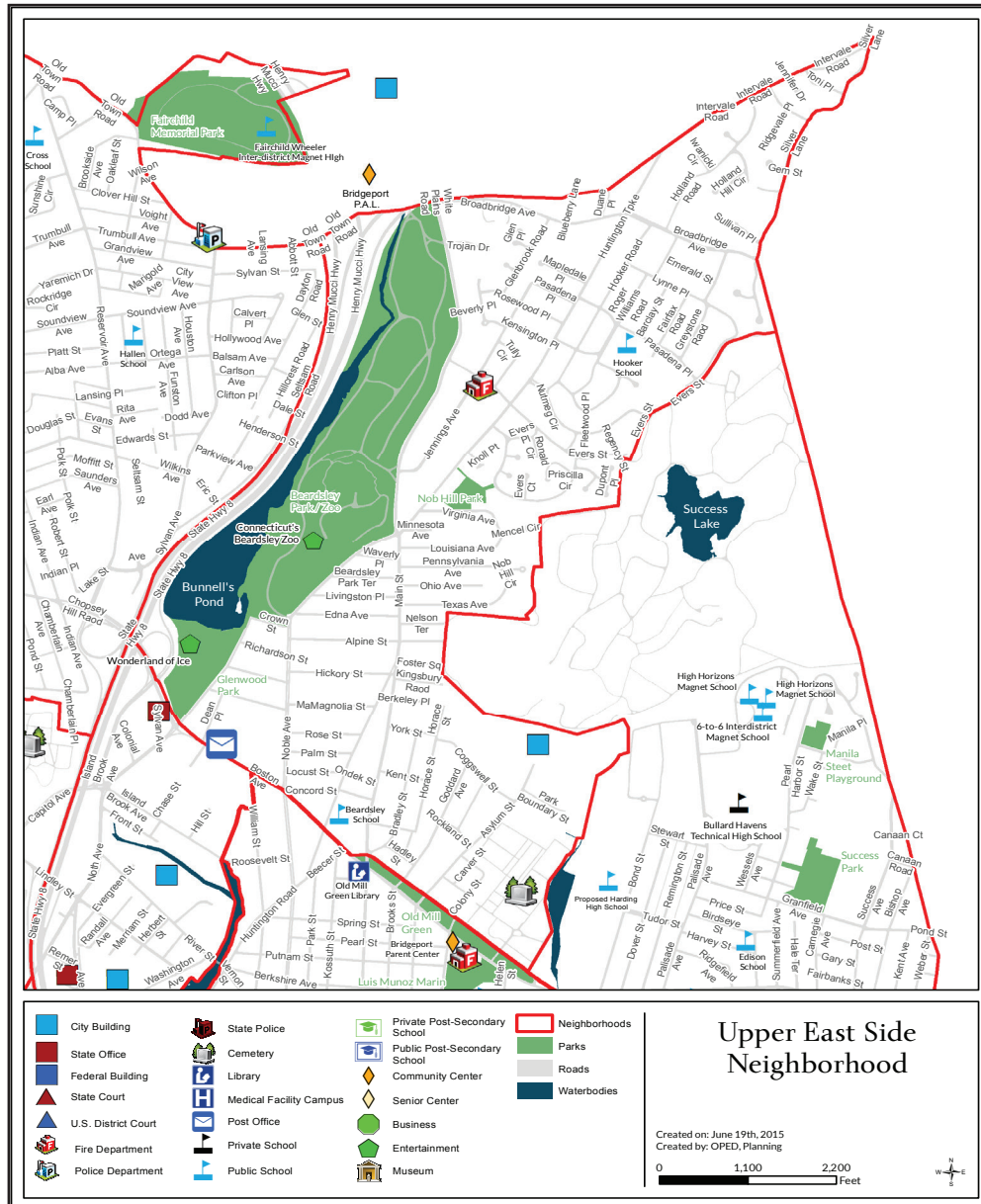
The top five categories for all jobs within the Upper East Side are the following:

Figure 23k

Employee Categories	Upper East Side	Bridgeport
Public Administration	17.6%	10.0%
Retail Trade	16.5%	4.5%
Manufacturing	16.2%	4.7%
Administrative & Support & Waste Mgmt & Remediation Services	9.3%	51.4%
Other Services (except Public Administration)	7.0%	3.4%

Source: Dun & Bradstreet 2014

4.13.D Community Assets



Map 49- Upper East Side Community Assets

Source: City of Bridgeport, BEGIS 2014

Schools

Hooker School, 138 Roger Willams Road, is a public school offering grades K-8 that had a 2013-2014 enrollment of 387 students. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Beardsley School, 500 Huntington Road, is a public school with grades Pre-K-6, and a 2013/2014 student enrollment of 377. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Public Safety

Fire Engine #15 is located at 104 Evers Street.

Senior & Community Centers

Bridgeport P.A.L. is located at 7 Quarry Road in Trumbull, just over the town border from the Upper East Side. They offer programs that include basketball, cheerleading, girls softball and the police junior cadets. The organization annually hosts Christmas Village and Easter Village.

Open Space/Parks

- Beardsley Park - Noble Avenue; 180 acres of land that includes Connecticut's Beardsley Zoo, playground, picnic areas, fishing and waterfront on Bunnell Pond, baseball fields and a bicycle/greenway trail.
- Glenwood Park - Glenwood Avenue; passive park with picnic areas, tennis courts and Wonderland of Ice south of Bunnell's Pond.
- Nob Hill Park - Virginia Avenue; a new park that will have a splash pad and all-inclusive playground.
- Old Mill Green is a passive green median that runs along the center of a lengthy portion of Boston Avenue between the East Side and Upper East Side neighborhoods.

Post Office

Bayview Station post office is located at 115 Boston Avenue.

City/State/Federal Offices

The City Parks and Recreation Department is located on Quarry Road in Trumbull, just over the town border.

The Asylum Street Transfer Station, 475 Asylum Street, is a drop off point for residents to dispose of bulky household waste.

Places of Worship

There are several places of worship in this neighborhood, including but not limited to Faith and Hope Apostolic Ministries, Holy Trinity Ukrainian Orthodox Church and Kingdom Hall of Jehovah's Witnesses.

4.13.E Development Activities/Plans

Redevelopment Plans

The neighborhood is forming a Neighborhood Revitalization Zone (NRZ) and will be creating a strategic plan throughout 2015 and 2016.

4.13.F Zoning/Historic Districts

Nearly sixty percent of the zoning in the Upper East Side neighborhood is Residential-A, single family. This is followed by Residential-B, 2 family, and Industrial-Light as the three largest zoning classifications in the neighborhood. Virginia Avenue is a dividing line for the types of residential zoning in the neighborhood. North of Virginia the only residential zone is Residential-A, while south of Virginia is predominantly Residential-B with a mix of R-BB and R-C, multi-family.

The Lakeview Village Historic District is a national district of post World War I housing. This district is located north of Boston Avenue and west of Lakeview Cemetery.

4.13.G Transportation

Bus Routes

A few bus routes service the Upper East Side neighborhood.

- Route 6 travels along a portion of Boston Avenue to connect Westfield Trumbull Mall with the Bridgeport bus station.
- Route 9 connects Hawley Lane in Stratford with Seaside Park via Penny Avenue, Huntington Turnpike and East Main Street in the Upper East Side.
- Route 17 connects Success Park to the Bridgeport bus station via Boston Avenue.

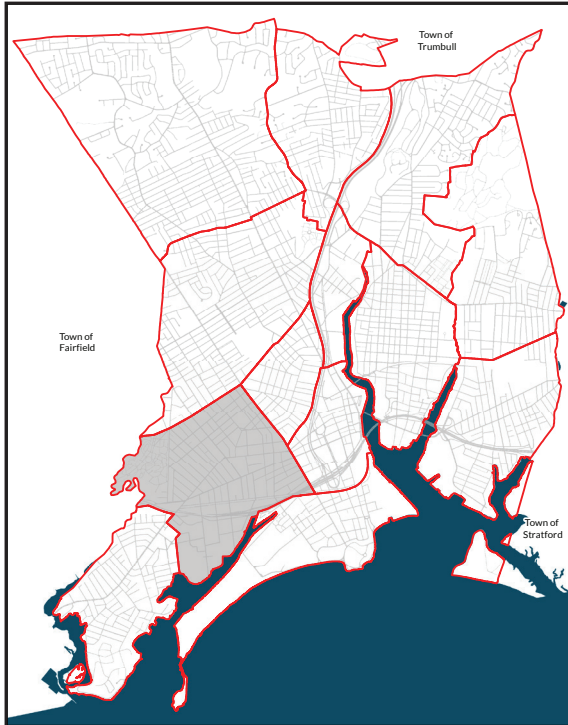
4.13.H Miscellaneous

Connecticut's Beardsley Zoo, 1875 Noble Avenue, is the only zoo in the state. It focuses on North and South American habitats. A master plan for the zoo calls for future expansion into Beardsley Park, along with the addition of an Asian habitat, an education building, moving exhibits and expanded parking. www.beardsleyzoo.org

Wonderland of Ice, 123 Glenwood Avenue, is a publicly owned ice skating and curling facility.

Lakeview Cemetery is located at 885 Boston Avenue.

4.14 West Side/West End Neighborhood Profile



Map 50- West Side/ West End Source: Office of Planning and Economic Development

This large neighborhood has distinct areas. The southern portion, south of State Street, is industrial, with marinas along the waterfront. There are also industrial uses north of State Street along the Mountain Grove and Commerce Street corridors. Vacant industrial buildings and former industrial lots have been slow to redevelop in this neighborhood due to the extent of environmental contamination and the challenges of remediation. Approximately half of the Brownfields on State Street have been transformed into various uses: school, bakery, light industrial uses.

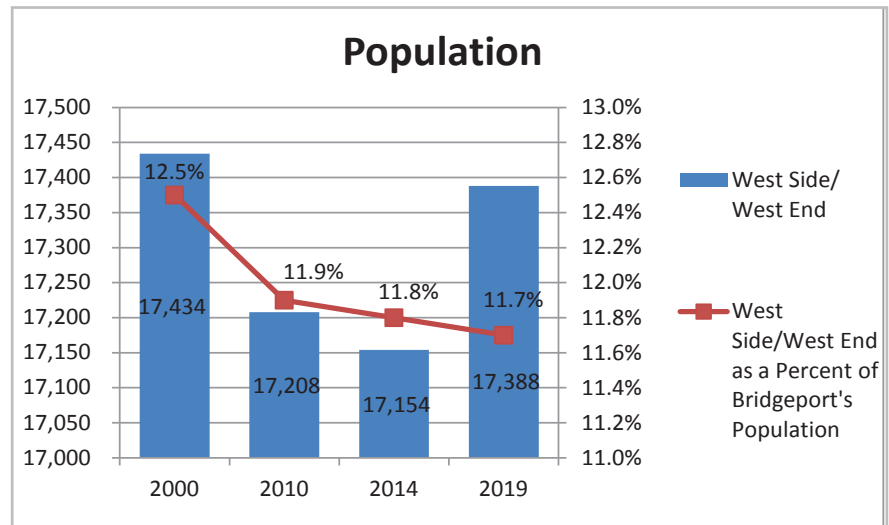
The northern half of the neighborhood is residential, typically with 3-6 family structures. The P.T. Barnum public housing complex occupies a large tract of land on the border of the West Side/West End and Black Rock neighborhood. State Street, Fairfield Avenue and North Avenue (Route 1) are major gateways through this neighborhood, and provide the neighborhood with commercial corridors. Mountain Grove Cemetery is a dominant landscaped feature that is located along the Fairfield border.

The West Side/West End neighborhood is located in the southwestern area of Bridgeport. It is surrounded by the town of Fairfield, Black Rock neighborhood, Burr and Cedar Creeks, and the neighborhoods of South End, Hollow and Brooklawn/St Vincent's. Interstate 95 and the railroad tracks dissect the southern portion of the neighborhood to create a physical boundary between residential and industrial land uses.

Census tracts 703, and 709 through 712 make up this neighborhood, as do Bridgeport City Council districts 130-132, Connecticut Senatorial districts 22 and 23, and Connecticut Assembly districts 128-130. As with all of Bridgeport, this neighborhood falls within the 4th United States Congressional District.

4.14.A Demographics

Figure 24a



Source: U.S. Census Bureau Decennial 2010

Population in the West Side/West End dropped almost imperceptibly between 2000 and 2010. It is the third most populous neighborhood in the city.

The racial makeup is 40% black alone. Those also reporting Hispanic Origin make up 46% of the population, one of the higher neighborhood percentages. It is important to note the distinction between Hispanic Origin and Racial Makeup. The U.S. Census Bureau places every individual into a racial makeup category such as black alone, white alone, asian alone, other race alone, or two or more races. In addition, persons may also identify as being of Hispanic Origin. This allows for some individuals to be, for example, both white alone and Hispanic.

Population Density:

11,841

Persons per square mile in WEST SIDE/WEST END

9,014

Persons per square mile in BRIDGEPORT

Source: U.S. Census Bureau Decennial 2010

Hispanic Origin:

46.7%
of WEST SIDE/
WEST END
population

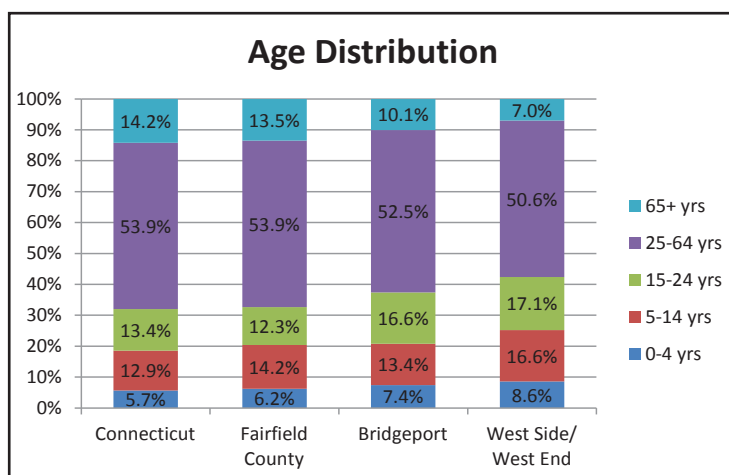
38.2%
of BRIDGEPORT
population

16.9%
of FAIRFIELD
COUNTY population

13.4%
of CONNECTICUT
population

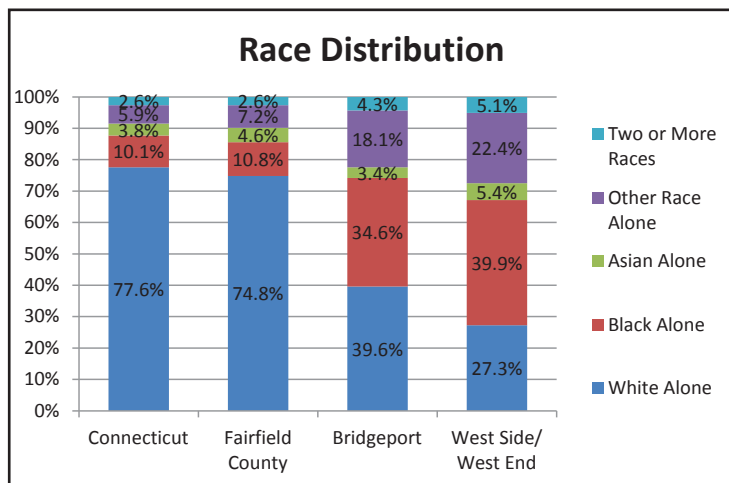
Source: U.S. Census Bureau Decennial 2010

Figure 24b



Source: U.S. Census Bureau Decennial 2010

Figure 24c

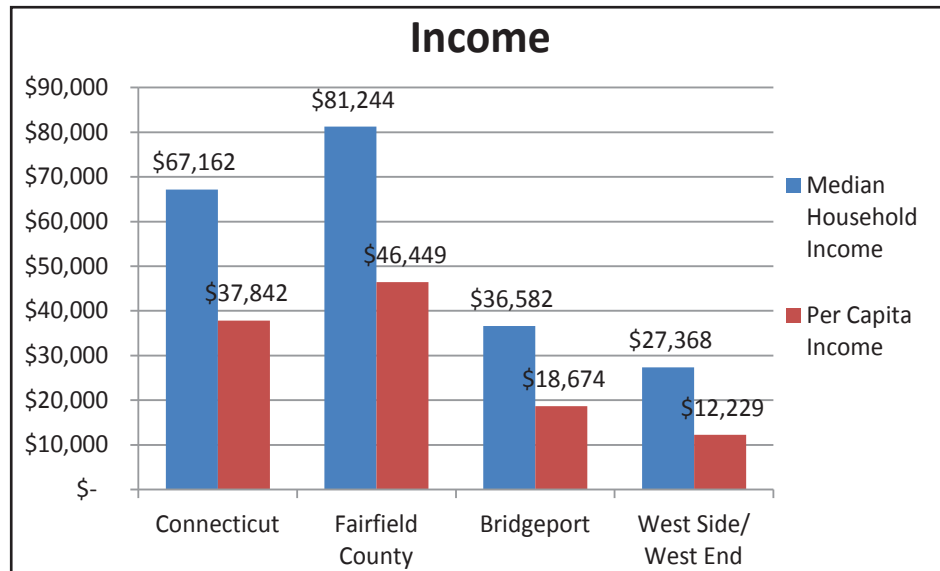


Source: U.S. Census Bureau Decennial 2010

Figure 24d

Educational Attainment (Adults over 25 years of age)						
	Bridgeport			West Side/West End		
	1990	2000	2010	1990	2000	2010
Less than High School or GED	37.7%	35.0%	26.1%	46.0%	46.5%	37.0%
High School or GED	31.3%	31.3%	32.7%	31.9%	31.2%	32.5%
Some college, no degree	14.9%	16.8%	19.2%	13.5%	12.4%	17.0%
Associate's Degree	4.2%	4.7%	6.1%	3.4%	3.7%	5.4%
Bachelor's Degree	7.6%	7.7%	10.1%	3.6%	3.6%	6.6%
Master's/Professional Degree	4.0%	4.5%	5.8%	1.8%	2.5%	1.7%
Total Population	104,675	84,458	88,981	11,768	8,863	9,973

Source: American Community Survey 2008-2012

Figure 24e

Source: U.S. Census Bureau Decennial 2010

4.14.B Housing

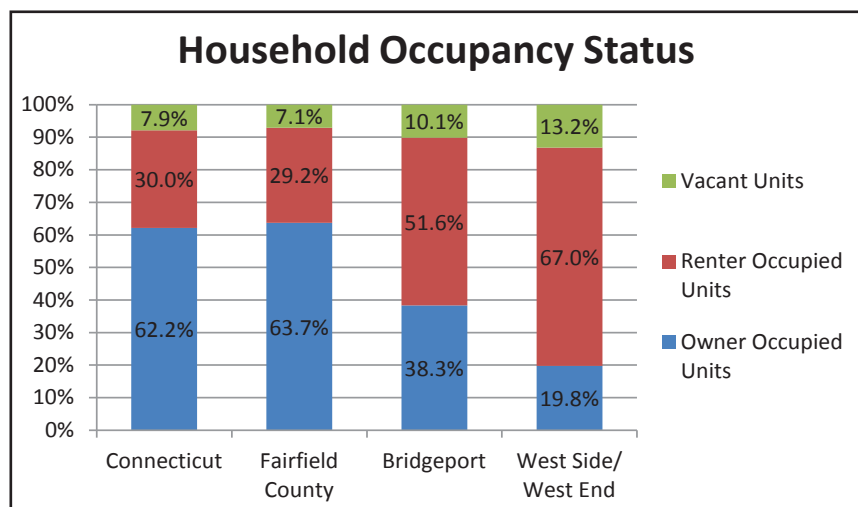
Figure 24f

	Households	Average Household Size
West Side/West End	5,375	3.19
Bridgeport	50,824	2.72
Fairfield County	332,968	2.68
Connecticut	1,360,184	2.52

Source: U.S. Census Bureau Decennial 2010

Housing units in the West Side/West End were predominantly built before 1939, and 52% of housing units are found within 2-4 unit structures. This neighborhood is one of the more dense areas of the city, with a population density of 11,841 persons per square mile. In the West Side/West End, 67% of the units are renter-occupied.

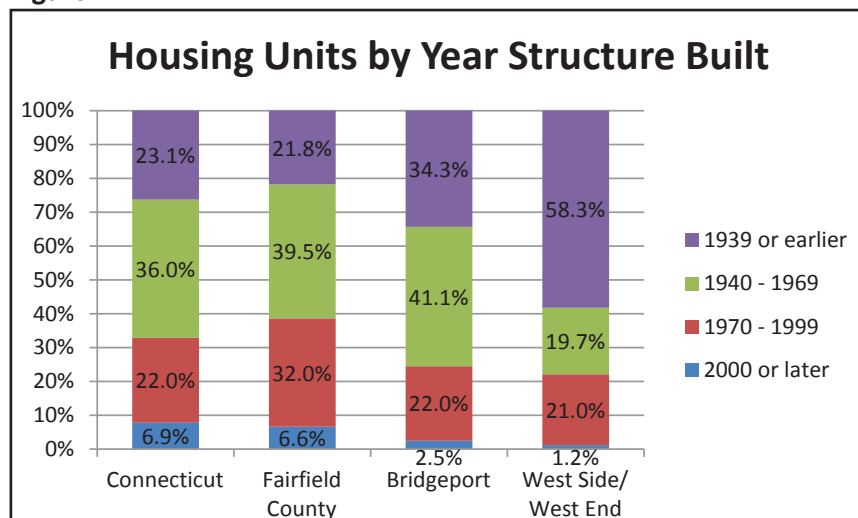
Figure 24g



Source: U.S. Census Bureau Decennial 2010

Median year built: 1940

Figure 24h



Source: American Community Survey 2008-2012

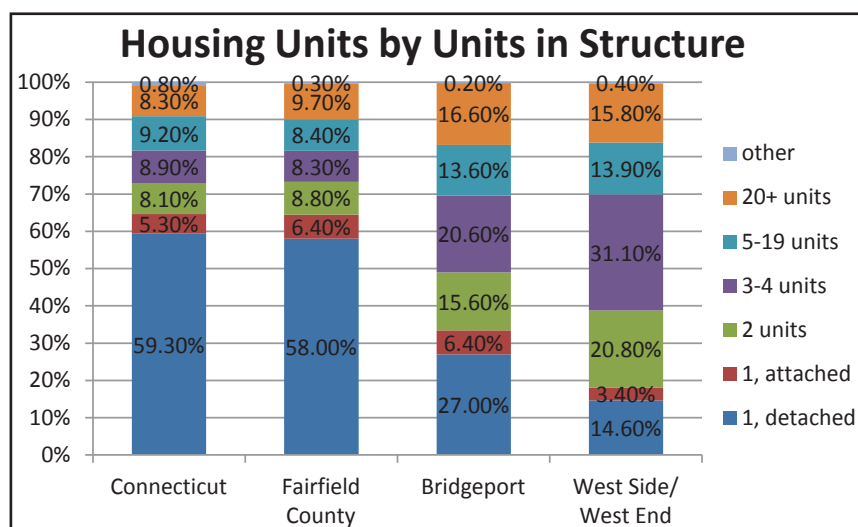
2014 Median Home Value:

\$183,463
for WEST SIDE/
WEST END homes

\$184,633
for BRIDGEPORT
homes

\$398,703
for FAIRFIELD
COUNTY homes

Figure 24i



Source: American Community Survey 2008-2012

\$247,842
for CONNECTICUT
homes

Source: U.S. Census Bureau Decennial 2010

4.14.C Employment

The top two categories of businesses located in the West Side/West End are classified by Dun and Bradstreet as Other Services (except Public Administration) and Educational Services, at 24% of all businesses. The top two jobs categories in the neighborhood are Administrative & Support & Waste Management & Remediation Services, 87%, and Public Administration, 2%. With a large light industrial sector in the

neighborhood and six schools these job categories are expected.

There are 42,600 jobs in the West Side/West End, according to Dun & Bradstreet. The largest employers include FSW, Chaves Bakery, Wheelabrator, Paul H Gessweign & Company, The Center for Family Justice, Astoria Park and Kaufman Fuel Company.

The top five categories of types of businesses physically located within the West Side/West End neighborhood are the following:

Figure 24j

Business Categories	West Side/ West End	Bridgeport
Other Services (except Public Administration)	12.3%	10.2%
Educational Services	11.9%	1.7%
Administrative & Support & Waste Mgmt & Remediation Services	11.7%	12.2%
Construction	11.0	12.4%
Retail Trade	9.1%	9.6%

Source: Dun & Bradstreet 2014

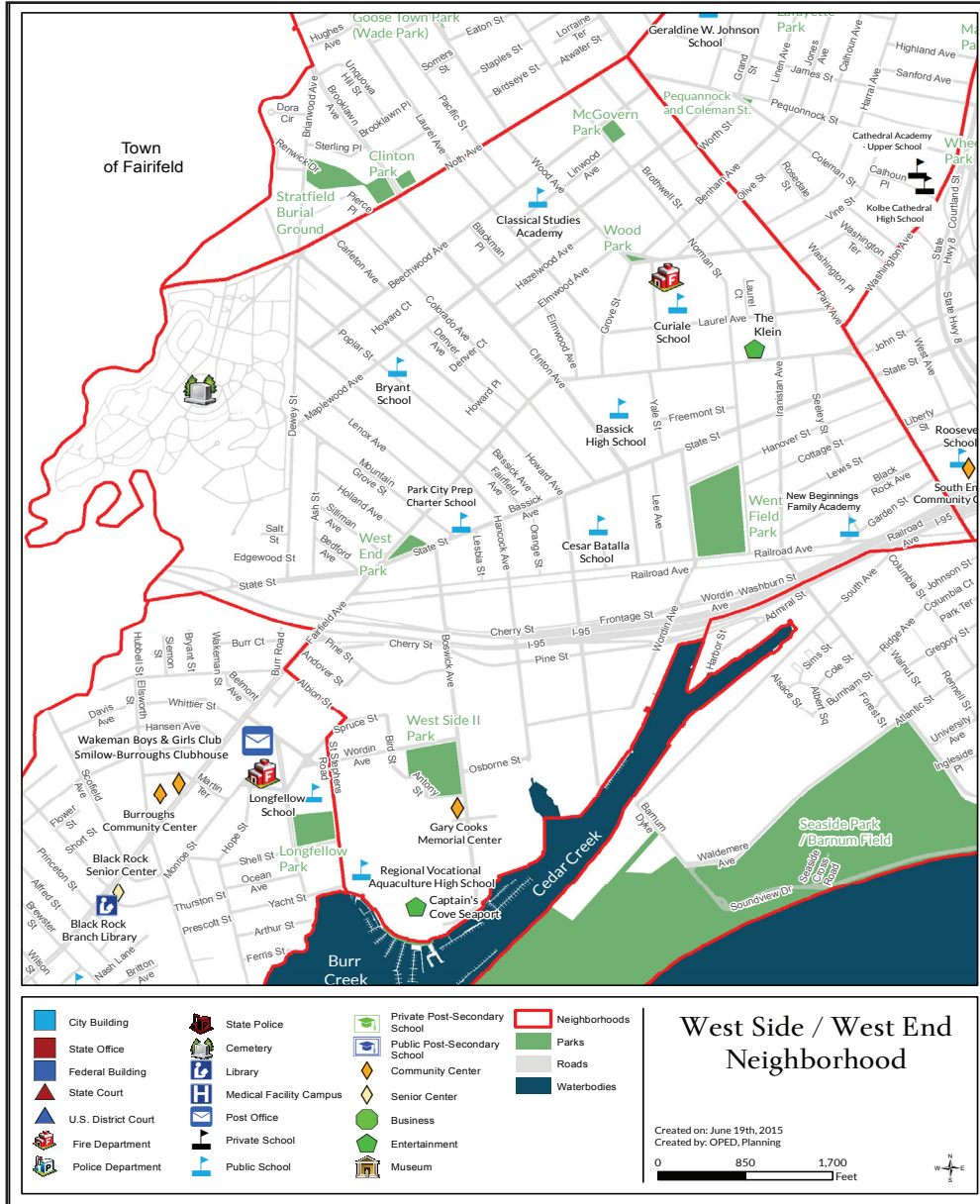
The top six categories for all jobs within the West Side/West End are the following:

Figure 24k

Employee Categories	West Side/ West End	Bridgeport
Administrative & Support & Waste Mgmt & Remediation Services	86.9%	51.4%
Public Administration	2.0%	10.0%
Manufacturing	1.6%	4.7%
Educational Services	1.5%	4.0%
Professional, Scientific & Tech Services	1.4%	3.0
Health Care & Social Assistance	1.4%	4.9%

Source: Dun & Bradstreet 2014

4.14.D Community Assets



Map 51- West Side/West End Community Assets Source: City of Bridgeport, BEGIS 2014

Schools

Bryant School, located at 230 Poplar Street, is a Pre-K-6th grade public school that enrolled 422 students during the 2013/2014 academic year. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Cesar Batalla School, 606 Howard Avenue, is a pub-

lic school offering Pre-K through 8th grade. During the 2013/2014 school year 1,168 students were enrolled in this facility. The Lighthouse Program, an after school program, is offered at this school. This school offers a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services. Additionally, a Family Re-

source Center is located on site to provide a variety of resources to parents and students. This new school opened in 2008, and accommodated students from the two closed Maplewood and Elias Howe Schools. www.bridgeportedu.com

Classical Studies Academy, 240 Linwood Avenue, is a public school magnet providing grades K-6 and enrolling 340 students during the 2013/2014 school year.

Curiale School is a public elementary school with grades K-8, located at 300 Laurel Avenue. The school enrolled 747 students for the 2013/2014 academic year. The Lighthouse Program, an after school program, is offered at this school. www.bridgeportedu.com

Park City Prep Charter School, 1550 State Street, is a public school with grades 5-8 and an enrollment of 360 students. This school is funded entirely by the state, and is not part of the Bridgeport school system. www.parkcityprep.org

New Beginnings Family Academy is a private charter school that opened in September 2014. This school, at 184 Garden Street, provides instruction for students in grades PreK through 8.

Bassick High School, 1181 Fairfield Avenue, enrolled 1,130 students for the 2013/2014 academic year. Through a partnership with University of Connecticut the school provides four academies: arts, business, automotive and astronomy. This school offers a school-based health center, which provides medical, dental, mental health counseling, outreach and parent aide services. www.bridgeportedu.com

The Regional Vocational Aquaculture School, 60 St. Stephen's Road, is a regional high school with a focus on marine related courses. The school enrolls 100 Bridgeport students and 100 students from surrounding towns.

Public Safety

A Fire House at 233 Wood Avenue houses Engine #3 and Engine #4.

Senior/Community Center

The Gary Crooks Memorial Center, 301 Bostwick Avenue, is run by the Bridgeport Housing Authority. It pro-

vides a computer learning lab, child care, and programs and services for public housing residents.

Open Space/Parks

There are several parks located in the West Side/West End neighborhood:

- West Side II Park-Bostwick Avenue and Osborne Street; this 4 acre park provides 2 playgrounds, 1 pavilion and picnic area, and 2 hard court sports areas.
- Went Field - Wordin and Railroad Avenues; amenities include a restroom; 2 playgrounds; 1 fitness area; 1 soccer field, 4 baseball fields, and 2 hard court sports areas.
- West End Park - Fairfield Avenue and State Street; this area is a passive park.
- McGovern Park - Beechwood Avenue at Norman Street; provides a neighborhood playground.
- Wood Park - Wood Avenue and Benham Avenue; a gazebo graces this passive open space.

Places of Worship

Many places of worship are found within the West Side/West End, including, but not limited to, Calvary St. George's Episcopal Church, First United Church of Christ, Full Gospel Pentecostal Church, Holy Tabernacle Church of God in Christ, Prince of Peace Assembly of God, Silliman Memorial Baptist Church, West End Tabernacle, CME, Bethel African Methodist Episcopal Church, United Congregational Church, St. John's Episcopal Church and United Church of Christ.

4.14.E Development Activities/Plans

Activities

Many economic development projects are occurring in the West Side/West End neighborhood, and are in various stages of development. The Cherry Street Lofts project is an adaptive reuse of formerly vacant industrial buildings located between the railroad tracks and Interstate-95. Family Dollar Store opened during 2014 on State Street. The Eco-Technology Park, straddling both the West Side/West End and South End, was recently formed to include such new businesses as the mattress recycling facility, fuel cell at UB, anaerobic digester for food waste, clean fueling station, green building supplies

wholesale facility, and other efforts. Refer to Chapter 3, Economic Development Initiatives for further information on several of these initiatives.

Redevelopment Plans

The West Side/West End Neighborhood Revitalization Zone (NRZ) created a strategic plan in 2007 which addressed such neighborhood issues as removing blight, maintaining historic districts, create commercial façade improvement programs, strengthen neighborhood gateways and develop youth programs.

4.14.F Zoning/Historic Districts

Zoning designations in the West Side/West End neighborhood are predominantly Residential-C (multi-family housing), Industrial-Light (I-L), and Residential-B (2 family housing). Industrially zoned parcels are found south of the railroad tracks, with the exception of P.T. Barnum public housing complex, south of State Street west of Wordin Avenue, and north of Fairfield Avenue southwest of Mountain Grove Street. These industrial parcels range from large lots in the south containing such operations as the RESCO Waste to Energy Plant, to small parcel operations in the north servicing automobiles. The City's newly formed Eco-Technology Park is found within the industrially zoned land south of I-95 in this neighborhood and the South End.

Five historic districts exist within the West Side/West End neighborhood. The local district Lindencroft Park and national district Bassickville are located between State Street and Fairfield Avenues, while the national Railroad Avenue district is located between State and Cherry Streets. A portion of the local Stratfield Historic District extends down from the Brooklawn/St Vincents neighborhood nearly to Fairfield Avenue. Finally, the national Division Street district spans an area south of State Street, east of Iranistan Avenue, and extends across Park Avenue into the Downtown neighborhood. The Stratfield Historic District Commission oversees all exterior structural improvements within that district, while Historic District Commission #1 oversees all exterior structural improvements within the remaining districts.

4.14.G Transportation

Bus Routes

Several bus routes travel through the West Side/West End neighborhood

- Route 4 travels along Park Avenue, connecting the bus station to the Westfield Trumbull Mall.
- Route 5 travels along Fairfield Avenue and State Streets, with loops along Wordin Avenue, St Stephen's Road and Bostwick Avenue. The end points for this route are the Canfield Avenue and Brewster Street intersection and Bridgeport bus station downtown.
- Route 7 connects the Fairfield Train Station with the Bridgeport bus station via State Street and Fairfield Avenue.
- Route 9 travels along Fairfield Avenue for a short distance along the edge of the West Side/West End, connecting Seaside Park to Hawley Lane Mall in Stratford.
- Route 10 connects the town of Fairfield and Stratford train station via Clinton, Maplewood and Wood Avenues.
- Route 17 connects the Bridgeport bus station to Success Park via Park Avenue through this neighborhood.
- Coastal Link travels along Fairfield Avenue to connect the towns of Milford and Norwalk.

4.14.H Miscellaneous

Captain's Cove Seaport, 1 Bostwick Avenue, offers an operating marina, restaurant, nightclub, museum and specialty shops. The Lightship Nantucket vessel calls Captain's Cove its homeport. www.captainscoveseaport.org

Mountain Grove Cemetery is located at 2675 North Avenue. This beautifully landscaped cemetery was founded by P.T. Barnum and Associates, and is the final resting place for both P.T. Barnum and Charles Stratton (Tom Thumb).

The Klein, 910 Fairfield Avenue, is an auditorium that hosts several events throughout the year, including performances of the Greater Bridgeport Symphony.

Appendices

Maps

1. Overview of Bridgeport	5
2. Neighborhoods	7
3. Percent Owner Occupancy	12
4. Schools	16
5. Neighborhood Revitalization Zones	18
6. Transportation System	21
7. Zoning	26
8. Development Initiatives	28
9. 333 State Street	29
10. 375 Main Street	30
11. Barnum Landing	31
12. The Gateway at 570	32
13. Roosevelt Elementary School	33
14. Seaview Village	34
15. M&F Bank Building	35
16. The Security Building	36
17. Jayson-Newfield Development	37
18. Barnum Train Station	38
19. Bridgeport Fuel Cell Park	39
20. Cherry Street Lofts	40
21. Harding High School	41
22. Jewish Senior Services	42
23. Steelpointe Harbor	43
24. TIGER	44
25. Pleasure Beach	45
26. Black Rock	48
27. Black Rock Community Assets	53
28. Brooklawn/St Vincent's	56
29. Brooklawn/St Vincent's Community Assets	51
30. Downtown	64
31. Downtown Community Assets	69
32. East End	72
33. East End Community Assets	77
34. East Side	80
35. East Side Community Assets	85
36. Enterprise	88
37. Enterprise Community Assets	93
38. Hollow	96
39. Hollow Community Assets	101
40. Mill Hill	104
41. Mill Hill Community Assets	109
42. North End	112
43. North End Community Assets	117
44. Reservoir	120

Maps (Cont.)

45. Reservoir Community Assets	125
46. South End	128
47. South End Community Assets	133
48. Upper East Side	136
49. Upper East Side Community Assets	141
50. West Side/West End	144
51. West Side/West End Community Assets	149

Figures

1. Bridgeport Population	9
2. Bridgeport Population: Actual & Projected	9
3. 2010 Population by Neighborhood	10
4. Neighborhood Statistics	10
5. Race Distribution	11
6. Hispanic Origin	11
7. Building Permits Issued	13
8. Building Permits: Value of Work as a Percentage of Total	13
9. Bridgeport Educational Attainment: Adults 25+ Years	14
10. Bridgeport Businesses	14
11. Unemployment Rate	15
12. Black Rock	
a. Population	48
b. Age Distribution	49
c. Race Distribution	49
d. Educational Attainment	50
e. Income	50
f. Housing	50
g. Occupancy Status	51
h. Housing Units by Year Structure Built	51
i. Housing Units by Units in Structure	51
j. Business Categories	52
k. Employee Categories	52
13. Brooklawn/St Vincent's	
a. Population	56
b. Age Distribution	57
c. Race Distribution	57
d. Educational Attainment	58
e. Income	58
f. Housing	58
g. Occupancy Status	59
h. Housing Units by Year Structure Built	59
i. Housing Units by Units in Structure	59
j. Business Categories	60
k. Employee Categories	60
14. Downtown	
a. Population	64
b. Age Distribution	65
c. Race Distribution	65
d. Educational Attainment	66
e. Income	66
f. Housing	66

Figures (Cont.)

g. Occupancy Status	66
h. Housing Units by Year Structure Built	67
i. Housing Units by Units in Structure	67
j. Business Categories	67
k. Employee Categories	68
15. East End	
a. Population	72
b. Age Distribution	73
c. Race Distribution	73
d. Educational Attainment	74
e. Income	74
f. Housing	74
g. Occupancy Status	75
h. Housing Units by Year Structure Built	75
i. Housing Units by Units in Structure	75
j. Business Categories	76
k. Employee Categories	76
16. East Side	
a. Population	81
b. Age Distribution	81
c. Race Distribution	81
d. Educational Attainment	82
e. Income	82
f. Housing	82
g. Occupancy Status	83
h. Housing Units by Year Structure Built	83
i. Housing Units by Units in Structure	83
j. Business Categories	84
k. Employee Categories	84
17. Enterprise	
a. Population	88
b. Age Distribution	89
c. Race Distribution	89
d. Educational Attainment	90
e. Income	90
f. Housing	90
g. Occupancy Status	91
h. Housing Units by Year Structure Built	91
i. Housing Units by Units in Structure	91
j. Business Categories	92
k. Employee Categories	92
18. Hollow	
a. Population	96
b. Age Distribution	97

Figures (Cont.)

c. Race Distribution	97
d. Educational Attainment	98
e. Income	98
f. Housing	98
g. Occupancy Status	99
h. Housing Units by Year Structure Built	99
i. Housing Units by Units in Structure	99
j. Business Categories	100
k. Employee Categories	100
19. Mill Hill	
a. Population	104
b. Age Distribution	105
c. Race Distribution	105
d. Educational Attainment	106
e. Income	106
f. Housing	106
g. Occupancy Status	107
h. Housing Units by Year Structure Built	107
i. Housing Units by Units in Structure	107
j. Business Categories	108
k. Employee Categories	108
20. North End	
a. Population	112
b. Age Distribution	113
c. Race Distribution	113
d. Educational Attainment	114
e. Income	114
f. Housing	114
g. Occupancy Status	115
h. Housing Units by Year Structure Built	115
i. Housing Units by Units in Structure	115
j. Business Categories	116
k. Employee Categories	116
21. Reservoir	
a. Population	120
b. Age Distribution	121
c. Race Distribution	121
d. Educational Attainment	122
e. Income	122
f. Housing	122
g. Occupancy Status	123
h. Housing Units by Year Structure Built	123
i. Housing Units by Units in Structure	123
j. Business Categories	124

Figures (Cont.)

k. Employee Categories	124
22. South End	
a. Population	128
b. Age Distribution	129
c. Race Distribution	129
d. Educational Attainment	130
e. Income	130
f. Housing	130
g. Occupancy Status	131
h. Housing Units by Year Structure Built	131
i. Housing Units by Units in Structure	131
j. Business Categories	132
k. Employee Categories	132
23. Upper East Side	
a. Population	136
b. Age Distribution	137
c. Race Distribution	137
d. Educational Attainment	138
e. Income	138
f. Housing	138
g. Occupancy Status	139
h. Housing Units by Year Structure Built	139
i. Housing Units by Units in Structure	139
j. Business Categories	140
k. Employee Categories	140
24. West Side/West End	
a. Population	144
b. Age Distribution	145
c. Race Distribution	145
d. Educational Attainment	146
e. Income	146
f. Housing	146
g. Occupancy Status	147
h. Housing Units by Year Structure Built	147
i. Housing Units by Units in Structure	147
j. Business Categories	148
k. Employee Categories	148
